The Washington Post

Prices may vary in areas outside metropolitan Washington.

SU V1 V2 V3 V4

Mostly sunny, breezy 44/31 • Tomorrow: Snow showers 42/27 **B6**

Democracy Dies in Darkness

THURSDAY, JANUARY 2, 2025 · **$4**

New Orleans truck attack kills 15

MICHAEL DEMOCKER/GETTY IMAGES

Law enforcement officers work at the scene in New Orleans where a pickup truck plowed into crowds of people early Wednesday.

MAN WITH ISIS FLAG TARGETS REVELERS

Act of terrorism leaves city horrified, mourning

BY JESSE DOUGHERTY, MARIA SACCHETTI AND MARK BERMAN

NEW ORLEANS — A man plowed a pickup truck bearing an Islamic State flag into revelers on Bourbon Street in New Orleans early Wednesday morning, killing at least 15 people and injuring many others in a grisly terrorist attack, officials said.

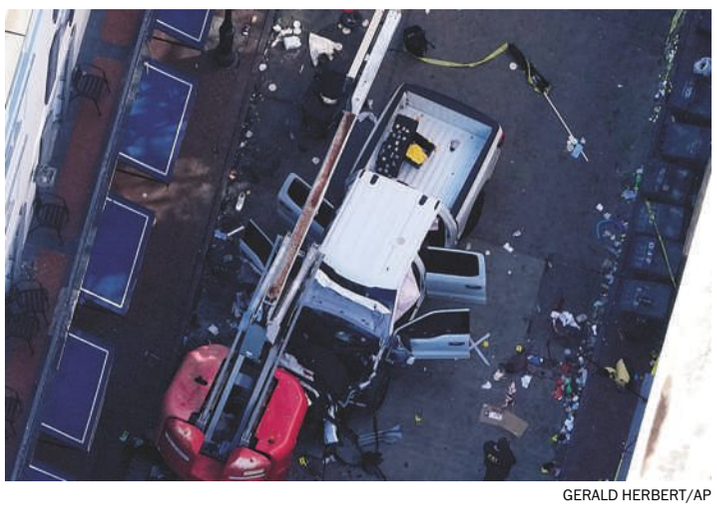
The FBI identified the driver as Shamsud-Din Jabbar, a 42-year-old American citizen and Army veteran born in Texas. After ramming through crowds of people who had been celebrating New Year's Eve just hours earlier, he crashed the truck and got into a shootout with responding officers, authorities said. He was pronounced dead soon after, and authorities warned that they believed others had a hand in the attack.

"We do not believe that Jabbar was solely responsible," Alethea Duncan, FBI assistant special agent in charge in New Orleans, said at a news briefing Wednesday afternoon. "We are aggressively running down every lead, including those of his known associates."

The FBI said that in addition to the Islamic State flag, they found weapons and a potential improvised explosive device in the attacker's truck, which appeared to be a rented Ford. Other explosive devices were located elsewhere in the French Quarter, the FBI said, and bomb technicians were deployed to examine all of them.

The eruption of violence marked a dreadful start to the new

SEE **NEW ORLEANS** ON **A6**



GERALD HERBERT/AP

An Islamic State flag and a potential explosive device were in the truck. Other apparent explosive devices were found nearby.

In moments, a Bourbon Street celebration turns into carnage

BY JESSE DOUGHERTY AND MOLLY HENNESSY-FISKE

NEW ORLEANS — On New Year's Eve, in a town where anything goes, Bourbon Street sits at the center of it all. Street performers are everywhere, playing their jazz, wearing their costumes, the music blending with whatever pumps out of the nearest bar. On the balconies, locals and tourists alike drink and dance, looking down on the crowds that keep coming, that stay thick, that seem fueled by infinite energy.

As if, no matter the hour, the fun will never end. Until suddenly, tragedy shatters the night.

"It's so, so sad, and it's so, so scary," said Matt Johnson, who was visiting from Boston and went to bed shortly before a man sped a white pickup truck onto Bourbon Street just after 3 a.m. Wednesday, ramming into revelers. At least 15 people have died, with dozens injured. The suspect was killed by police in a

SEE **BOURBON STREET** ON **A6**

Problems preceded Trump shooting

Exodus of veteran agents at Secret Service played role in lapses at Pa. event

BY CAROL D. LEONNIG AND EMMANUEL MARTINEZ

In the days before Donald Trump's July 13 rally in Butler, Pennsylvania, the Secret Service needed a member of his protective detail to develop a security plan to keep the former president safe as he addressed a crowd of thousands at an open-air fairground.

With agents stretched thin by the presidential campaign, the agency turned to a "junior" member of the detail, according to an independent review panel commissioned by the Department of Homeland Security.

In the past, the Secret Service would have trained new agents in a field office for a minimum of five years and had them work at least two more in a protective detail before assigning them to oversee such a large public event, multiple former agents told The Washington Post. The agent put in charge of security at Butler had joined the Secret Service four years earlier and only started in the protective detail in 2023, the panel found.

"If an agent with this little experience was responsible for planning Butler, that means there was nobody else," said Jonathan Wackrow, a security executive and former supervisor on then-President Barack Obama's Secret Service detail. "Now we are introducing hope as a strategy. And that is just plain dangerous."

The July 13 shooting, in which the agency's failure to block sight lines from a nearby rooftop al-

SEE **SECRET SERVICE** ON **A4**

Treasury's sanctions office hacked by China, U.S. officials say

Breach could intensify friction with Beijing as Trump returns to power

BY ELLEN NAKASHIMA AND JEFF STEIN

Chinese government hackers breached a highly sensitive office in the Treasury Department that administers economic sanctions against countries and groups of individuals — one of the most potent tools possessed by the United States to achieve national security aims, according to U.S. officials.

The targeting of the Office of Foreign Assets Control (OFAC) as well as the Office of the Treasury Secretary — developments not previously reported — reflects Beijing's determination to acquire intelligence on its most significant rival in the global competition for power and influence, said the officials, who like others interviewed for this report spoke on the condition of anonymity because of the matter's sensitivity.

A top area of interest for the Chinese government, current and former officials said, would be Chinese entities that the U.S. government may be considering designating for financial sanctions.

The hack also compromised the Treasury Department's Office of Financial Research, according to the officials. The full impact of the breach, which was disclosed by Treasury in a letter to Congress on Monday, is still being assessed. The documents accessed were unclassified and there is no evidence the hacker still has access to Treasury systems, the department said.

A spokesman for the Treasury Department declined to comment. The Chinese foreign ministry has called claims of the breach "groundless," and said that Beijing "has always opposed all forms of hacker attacks."

The breach was conducted

SEE **HACK** ON **A9**

Russian gas to Europe halted after deal expires

BY DAVID L. STERN, FRANCESCA EBEL AND CHICO HARLAN

MUKACHEVO, UKRAINE — The flow of natural gas from Russia to Europe was suspended Wednesday after Ukraine said it would not renew a deal allowing Russian gas to transit its territory, ending an energy supply route that dates back some 60 years.

In a statement posted to Telegram, Russian energy company Gazprom said it was no longer sending gas because of the expiration of the agreement Wednesday.

"Due to the repeated and explicit refusal of the Ukrainian side to extend these agreements, Gazprom was deprived of the technical and legal ability to supply gas for transit through the territory of Ukraine from January 1, 2025. Since 8:00 Moscow time, Russian gas has not been supplied for its transportation through the territory of Ukraine," it said in the statement.

Despite the ongoing Russian invasion, which has killed tens of thousands of Ukrainian soldiers

SEE **UKRAINE** ON **A11**

Memories unearthed in Y2K time capsule

A quarter-century on, Md. millennials find their artifacts — and personal bonds — are still intact

BY STEVE THOMPSON

As she descended into Maryland woods Wednesday with childhood friends, Claire Murrell couldn't remember much about what her 10-year-old self was thinking a quarter-century ago, when they buried the time capsule.

That was New Year's Eve 1999, the precipice of the new millennium, a time marker symbolizing an unknowable future. People were stocking up on gasoline and groceries, spurred by uncertainty over how telecommunications, the electrical grid, bank machines and other systems would handle the feared (yet overblown, it turned out) Y2K bug — meaning the possible inability of computers to handle the year's new zeros.

Claire was pretty sure her 10-year-old self hadn't been worried about any of that. She remembered the huge ice cream bowls they made that night in the D.C. suburb of Silver Spring. And she dimly recalled a vision of herself in 2025: She would be married with two children, she thought back then.

The girl's prediction had not been far off. Now, as she and a group of her long-ago playmates headed toward the spot where a

SEE **TIME CAPSULE** ON **A2**

ROBB HILL FOR THE WASHINGTON POST

Claire Murrell reads a letter she wrote 25 years ago and buried in a time capsule in Silver Spring.

IN THE NEWS

Purple pews As politically diverse congregations become increasingly rare, one church in suburban Los Angeles aims to endure amid increased polarization. A3

'Stomach bug' returns A national surge of norovirus has sickened some residents across the D.C. region in recent weeks. B1

THE NATION

The explosion of a Tesla Cybertruck outside the Trump Las Vegas hotel was being probed as possible terrorism. A2

Jimmy Carter's remains will start a 1,400-mile trek Saturday. A7

THE WORLD

China's leader pointed to economic ordeals and threatened Taiwan in a New Year's speech. A8

South Koreans mourned as all 179 victims in Sunday's Jeju Air crash were identified. A9

THE ECONOMY

Advisers to Donald Trump and congressional Republicans have begun floating proposals to help offset their planned tax cuts and security spending. A10

Elon Musk's lawsuit against rival OpenAI has gained support from two tech investors. A10

THE REGION

Prosecutors said a Virginia man had the largest homemade pipe-bomb stockpile ever seized by the FBI. B1

Denver Riggleman, a former Republican congressman, is exploring an independent bid for one of Virginia's two top offices. B1

STYLE

Respect would find him decades later, but as president, Jimmy Carter had a fraught relationship with the D.C. establishment. C1

LOCAL LIVING

Do you need an expert on capybaras, narwhals or any other weird critter? Find a first-grader.

BUSINESS NEWS.....A10
COMICS.....C5
OBITUARIES.....B4
OPINION PAGES.....A13
TELEVISION.....C4
WORLD NEWS.....A8

CONTENT © 2025
The Washington Post

Year 148, No. 54084

Bollards: Before attack, protective posts were removed for repair. **A7**

Game postponed: Sugar Bowl matchup rescheduled for today. **D1**

The Washington Post

NEWSPAPER DELIVERY
For home delivery comments or concerns contact us at *washingtonpost.com/subscriberservices* or send us an email at *homedelivery@washpost.com* or call 202-334-6100 or 800-477-4679

TO SUBSCRIBE
202-334-6100

TO ADVERTISE
washingtonpost.com/mediakit
Classified: 202-334-6200
Display: 202-334-7642

MAIN PHONE NUMBER
202-334-6000

TO REACH THE NEWSROOM
Metro: 202-334-7300; *metro@washpost.com*
National: 202-334-7410; *national@washpost.com*
Business: 202-334-7320; *business@washpost.com*
Sports: 202-334-7350; *sports@washpost.com*
Style: 202-334-7535; *style@washpost.com*

TO REACH THE OPINION PAGES
Letters to the editor: *letters@washpost.com or call 202-334-9876*
Opinion: *oped@washpost.com*

Published daily (ISSN 0190-8286).
POSTMASTER: Send address changes to The Washington Post, 1301 K St. NW, Washington, D.C. 20071.
Periodicals postage paid in Washington, D.C., and additional mailing office.

Download The Washington Post app

Stay informed with award-winning national and international news, PLUS complete local news coverage of the D.C. metro area. Create customized news alerts, save articles for offline reading in My Post, browse the daily print edition and scroll through the For You tab to find stories that interest you. Free to download on the App Store and Play Store, subscribers enjoy unlimited access.

CORRECTIONS

The Washington Post is committed to correcting errors that appear in the newspaper. Those interested in contacting the paper for that purpose can:
Email: corrections@washpost.com.
Call: 202-334-6000, and ask to be connected to the desk involved — National, Foreign, Metro, Style, Sports, Business or any of the weekly sections.

Marylanders excavate Y2K time capsule after a quarter-century

TIME CAPSULE FROM **A1**

ROBB HILL FOR THE WASHINGTON POST

Tim Herbst holds up the time capsule that his family and three others buried in Silver Spring on New Year's Eve 25 years ago.

large stone lined up with two tall trees, she pulled out her iPhone to take a selfie with the 8-month-old strapped to her chest. The baby, Claire's first, was named Alice. She had her mother's big brown eyes.

Equipped with three shovels and a pickax, they took turns digging. More than 30 people in all, including spouses and others, from four families who'd lived in the hilly neighborhood, where kids grew up wearing paths through the backyards between one another's brick houses.

The families spent every Friday night together through the fall of 1999 planning their millennium party. The night arrived with an elaborate schedule and menu. The capsule burial was slated for 9 p.m., after the piñata but before the midnight parade of children banging pots and pans along Galveston Road and a 2 a.m. meal, several hours late, of potato-wrapped salmon and herb-crusted tenderloin.

The 10-year-old Claire could have no answers, only hopes and fears and questions, about her future. It would be another year before her best friend developed a crush on a boy named Noah Murrell who lived a couple of streets over. Claire did not consider the gawky, blond-haired middle-schooler worthy of such affection. It was another decade before Claire and Noah became close friends, then years until he unexpectedly kissed her, and still more years before they created a registry with flatware, a turkey roasting pan and espresso machine, and she traded her maiden name of Lieberman for his.

All this time later, as Wednesday's excavation proceeded, the diggers kept widening the hole where the big stone had been, only to have the oohs and aahs that came with striking something hard be followed by the recognition of another root. The old pickax's wooden handle snapped. They kept going.

Claire's mother, Beth Py-Lieberman, lined herself up with the two trees and insisted the diggers move right. Robert Harrelson, the patriarch of one of the other families, agreed. "I think it was over this way," he said.

Finally, a shovel struck something that sounded hollow, and those peering into the hole, now several feet wide, spotted a flash of white. "I think we got it!" someone yelled. Pretty soon another of the patriarchs, Tim Herbst, was holding a mud-encrusted length of PVC pipe aloft. Then they took it around, letting everyone get a closer look.

Claire approached to let Alice touch the prize. "Yay!" she cooed at the girl, wiping dirt from tiny fingers. Noah stood nearby with the diaper bag. The day was cold, and Alice yawned, her need for a nap apparent. They headed back up to the street.

On Tom and Tamara Buckley's patio, Herbst and his oldest son, Dan Herbst, plugged in a power saw. They cut around the circumference of the PVC pipe, taking care not to harm its contents, which they soon laid out on the patio table.

There was a cellphone of the pre-flip variety, a bulky black Bell Atlantic brick with an LED screen, plus a Pokémon card, a cassette tape, photographs and a couple of newspapers. "Security, Computers Readied for Real Test," read one headline. Another article announced the resignation of Russian President Boris Yeltsin, to be replaced by a hard-nosed, 47-year-old former KGB agent named Vladimir Putin.

And there were letters that everyone had written to their future selves.

"We will never find this time capsule," wrote Harrelson, in one of many inaccurate predictions. "The internet was not revolutionary, actually," Herbst wrote in another.

Someone brought out an old boom box, and they inserted the cassette tape. Soon, 10-year-old Claire introduced herself. "Some things I hope for in the year 2025," she began. "I hope that there will be a lot easier ways to do things, so you don't have to clean up your room, and so you can make an invention to do your chores."

In a note to herself, the Claire of 1999 warned the Claire of 2025 against dying her red-brown hair, and she predicted she would live in Los Angeles near her two best friends.

The notes and mementos appeared undisturbed by their time underground, tucked into zip-top bags alongside moisture-fighting silica gel packets. Through college graduations, careers, relationships, marriages and children, the miracle wasn't the survival of the capsule's artifacts, it seemed, but the lasting bonds of four families.

Tesla truck explodes outside a Trump hotel

FBI investigates incident near Las Vegas Strip as possible act of terrorism

BY TRISHA THADANI AND AARON GREGG

A Tesla Cybertruck filled with large firework mortars and gas canisters exploded near the entrance of Trump International Hotel in Las Vegas on Wednesday morning, killing the driver and injuring seven others, according to police.

The FBI said it is investigating the incident through its Joint Terrorism Task Force and is working to determine whether it was an act of terrorism. The explosion off the iconic Las Vegas Boulevard occurred just hours after a man intentionally drove a pickup truck into a crowd of New Year's revelers on Bourbon Street in New Orleans, killing at least 15 people and injuring dozens of others.

The New Orleans attack is being investigated as an act of terrorism, the FBI said, and authorities in Las Vegas are looking into whether there is any link between the two incidents. Las Vegas Sheriff Kevin McMahill said Tesla CEO Elon Musk has been directly in contact with investigators and has shared information and video footage that has been helpful to authorities.

"We are absolutely investigating any connectivity to what happened in New Orleans, and other attacks around the world," McMahill said. He said there does not appear to be any further threat to the public but added that the investigation will continue.

"It's a Tesla truck, and we know that Elon Musk is working with President-elect Trump, and it's the Trump Tower so there are obviously things to be concerned about there, and it's stuff we continue to look at," he said.

Officials said at a news conference Wednesday that the 2024 Cybertruck was rented in Colorado through the Turo app, a car rental marketplace. McMahill said the vehicle arrived in Las Vegas about 7:30 a.m. Wednesday and "went up and down Las Vegas Boulevard" before pulling into Trump Tower and exploding seconds later.

Authorities received a report at 8:40 a.m. that the Cybertruck pulled up to the glass entrance doors of the hotel, started to smoke, and then a "large explosion from the truck occurred." Video footage shared at a news conference showed the Cybertruck suddenly detonate in a massive explosion with what appeared to be flashes of fireworks.

ALCIDES ANTUNES

The Tesla Cybertruck that exploded in Las Vegas was filled with firework mortars and gas canisters.

The explosion killed the driver, who was the only person inside the vehicle, McMahill said. Seven other people suffered minor injuries, he said. McMahill said the department knows who rented the Cybertruck and is "looking at the individual." Authorities will not release the identity, he said, until the next of kin is notified and they have confirmed the driver's identity.

As of Wednesday evening, the decedent was still in the burned vehicle, McMahill said.

Musk said in post on the social media platform X that the explosion was caused by "very large fireworks and or a bomb carried in the bed of the rented Cybertruck and unrelated to the vehicle itself." Photos shared by law enforcement Wednesday show the charred silver truck outside the tower with several large fireworks and gas canisters packed into what appeared to be the trunk. The exterior of the vehicle remained largely intact.

McMahill said the fact that the explosion occurred in a Cybertruck "really limited the damage that occurred" at the hotel because the blast went through the truck and upward. The glass doors to the tower were spared, he said.

In a post on X, Musk said, "The evil knuckleheads picked the wrong vehicle for a terrorist attack."

The incident comes as Musk has developed a close and highly public relationship with Donald Trump. Musk spent at least $277 million last year backing Trump and other Republican candidates and has been tapped to lead a commission on government efficiency. On Wednesday, Musk posted repeatedly about the incident to his more than 200 million followers on X, which he owns, and said the "whole Tesla senior team is investigating this matter right now."

"We've never seen anything like this," he added.

McMahill said Musk has given authorities "quite a bit of additional information" in regards to how the vehicle was locked afterward because of the force of the explosion. He also "directly" sent the department video footage from Tesla charging stations across the country, McMahill said, which helped authorities trace the truck's journey from Colorado to Las Vegas.

"I have to thank Elon Musk specifically," he said.

Trump Tower remained closed Wednesday, and guests were evacuated to a nearby hotel. McMahill said he has authorized extra security on the Las Vegas Strip and downtown for the next two days "just to ensure that even if we had a copycat or if somebody else wanted to go up and conduct an attack that we had the appropriate resources to handle it."

The night prior, Las Vegas Boulevard was home to its annual fireworks extravaganza, an eight-minute synchronized display launched from nine casino-resort rooftops. (The Trump property was not one of them.)

As is typical for New Year's Eve festivities, the Strip was closed to vehicle traffic starting at 8 p.m. Tuesday and fully reopened by 6 a.m. Wednesday. The Trump hotel's entrance, where the explosion occurred, is set back nearly a quarter-mile from the pedestrian walkway along Las Vegas Boulevard.

City and county officials estimated the New Year's Eve attendance at 400,000, though that number has not been confirmed.

Stephen Ferlando said he watched the incident from his hotel room on the 53rd floor of Trump Tower. He said that there was "definitely an explosion" and that hotel windows shook violently.

A spokesperson for the Trump Organization said in a statement to The Washington Post that the "safety and well-being of our guests and staff remain our top priority."

"We extend our heartfelt gratitude to the Las Vegas Fire Department and local law enforcement for their swift response and professionalism," a spokesperson for the Trump Organization said.

While at Camp David on Wednesday afternoon, President Joe Biden was briefed on the fire and explosion, and aides said he directed his team to offer any federal assistance as needed.

Dan Michalski, Jacqueline Alemany, Maeve Reston and Perry Stein contributed to this report.

As politically diverse congregations get rarer, one aims to endure

California church tries to figure out what's 'too political' for a place of worship — or whether 'being political' is the whole point of the Gospel

BY MICHELLE BOORSTEIN

PHOTOS BY PHILIP CHEUNG FOR THE WASHINGTON POST

CLOCKWISE FROM TOP: The Rev. Jonathan Hall at the First Christian Church of North Hollywood, a politically diverse congregation outside Los Angeles. Hall greets churchgoers before a service this past Sunday. Attendees pray during the service. Both before and after the presidential election, this has been a season of particular challenges for worshipers at First Christian. "If you're at a football game, one side wins, and everyone leaves. With a church [and the election], it's like everyone is still there," Hall said.

Persuading the Republicans, Democrats and independents in his pews to stay and pray with one another is getting more complicated, so the Rev. Jonathan Hall has lots of strategies for his congregation in suburban Los Angeles.

When he preaches what the Bible says about the mandate to care for migrants, Hall focuses on the story of Mary and Joseph rather than modern-day wanderers. He selected a book of scripture readings that sets out specific text for every Sunday, so no one could question whether his picks were making a political statement. And when somebody tells him they think a sermon was aimed at a specific politician, he says, "That's one way to look at it!"

Both before and after the presidential election, this has been a season of particular challenges for worshipers at Hall's First Christian Church of North Hollywood. Theirs is a politically blended congregation, one that is trying to do what is increasingly rare and tricky for modern religious communities: hold together despite their different views.

A key part of the effort is figuring out what's "too political" for a place of worship — or whether "being political" is the whole point of the Gospel.

At First Christian, members this past year took red and blue paint, declared them "Pentecost" and "Advent" — rather than Republican and Democrat — and combined the colors. Then, with the purple paint they created, they painted words on the white cloth covering the sanctuary's Communion table. Among them, the word "one."

Yet several congregants have quit the church because of their political differences. Two members of a family left because they thought a film Hall had planned to show about Christian nationalism was too one-sided and anti-Republican. One woman left when she found out other congregants would be attending Donald Trump's inauguration. Someone else walked out of services early on the Sunday after the election, feeling that a leader on the stage was too focused on consoling people who voted for Vice President Kamala Harris.

"If you're at a football game, one side wins, and everyone leaves. With a church [and the election], it's like everyone is still there," said Hall, a 41-year-old Alabama native who has led the church north of Los Angeles for two years. "The popcorn is still on the ground, the Coke cups, the mess. Fifty percent of people are upset, and we have to pick up the pieces."

He faces the biggest challenge: "If I'm a good pastor, I'm both comforting you and confronting you. But I also need to be a prophet, right? You're supposed to come to church to look for questions that will change your life."

First Christian is part of the Disciples of Christ, a small mainline Protestant denomination that started in Kentucky in the 1800s. The church, which celebrated its 100th anniversary this past year, has just over 1,000 members and draws 160 or so people on a typical Sunday. The Disciples began as an effort to unify Christian groups who had broken over theology and worship styles.

Before Hall, the same pastor had led First Christian for 52 years. Congregants say the late Rev. Robert M. Bock didn't speak about contemporary political issues in church — even during the Vietnam War, which marked the start of his tenure. Hall is trying to forge a new way.

Sunday morning services have long been the "most segregated hour" in America, as the Rev. Martin Luther King Jr. declared, calling churches' racial segregation "one of the shameful tragedies" of the nation. While many congregations look different now, experts say the most powerful divider may be that Americans organize their religious lives around their politics.

In his upcoming book, "The Big Church Sort," political scientist and ordained Baptist pastor Ryan Burge details how religion mirrored the polarization as the Republican and Democratic parties became more uncompromising on issues such as abortion and LGBTQ+ rights. Then came the pandemic and contentious policies on masking and shuttering houses of worship. The past decade is filled with stories of congregations splitting and pastors being pushed out or quitting.

"Choosing what church to attend (or attending church at all) is impacted, in no small part, by how we orient ourselves to the political world around us," Burge writes. "Stated even more succinctly — politics impacts religion much more than religion impacts politics."

For the most part in Christianity, liberals and moderates have left White Evangelicalism and much of other majority-White Christian groups, as well, Burge said in an interview. Among non-White populations, the sorting works differently, but partisan affiliation still increasingly drives where people worship.

Clergy who aspire to have a purple church often walk on eggshells, and congregants yield more power.

"In college I was told to comfort the afflicted and afflict the comfortable," Burge continues. "But it's hard to afflict the comfortable because they're the ones who write the big checks that keep the lights on. That's been true forever."

The Rev. Terri Hord Owens, who is president of the Disciples of Christ, agrees that the challenges for pastors like Hall are huge. She knows a pastor who had 300 congregants leave because he wouldn't endorse Trump this fall. Sixteen churches in Texas left the denomination because a member church hosted a drag queen bingo event.

In Hord Owens's view, congregations must find a way to demand more of their faith than noncontroversial efforts such as hosting soup kitchens.

"Pastors are treated as hired hands in some of our churches," she said at a fall conference on Christianity and democracy, citing clergy who are fearful to preach famous parts of scripture that emphasize justice for the less fortunate. In Matthew 25, for example, Jesus says Christians who don't care for the poor, the hungry, the stranger, the prisoner may not ascend to heaven. "Whatever you did not do for one of the least of these, you did not do for me," the scripture says.

"If church is just a vehicle through which you think you're doing good things and not a life you live in response to however you understand the holy, then people who are trying to be prophetic are bumping up against people for whom this is Sunday coffee hour," Hord Owens told the Washington conference. "We are bringing young people out of seminary who are bright-eyed and fearless, and they are slamming up against institutional residue."

What does the opposite of that look like in a purple church?

At First Christian, it looks like intention. After Hall scheduled the Christian nationalism film this summer and a slice of the congregation revolted, he shifted the event into a conversation on the topic that broke into small groups. More than 80 people participated. On Election Day, the church was open for a day-long prayer vigil for peace, nonviolence and unity once voting ended.

Hall knows some clergy of various faiths and denominations who barely addressed from the pulpit the assassination attempt on Trump because they feared anything they would say would be divisive. He worries some fellow clergy might think he's not being prophetic enough.

Rodney Gould, a Republican attorney who is president of First Christian, had opposed showing the Christian nationalism film out of concern that it was "too explosive." Even so, he wound up finding the group conversation productive. "It allowed people to get together and discuss what it means to be in a covenantal relationship where we try to respect each other's views and opinions," he said.

By contrast, Drew Powell said the congregations needs "much more" collective experiences like that movie.

"We can't sit idly by and not want to get our hands dirty," said Powell, an actor, a Democrat and a church elder whose father is a retired pastor. "We're going to be in big trouble if no one wants to talk about anything because one side or the other will get crazy loud and obnoxious and angry. Because we're at a very unique time in our country's history. There is no doubt about that."

First Christian knows the topic of deportations may become very real and very near given Trump's promise to kick out huge numbers of undocumented immigrants during his second term as president. Within the predominantly White congregation, a cherished member is undocumented.

Ann Wilson, a board member who canvassed with her husband in Nevada for Harris, said she couldn't recall having a political conversation in the church in the decades she has been there.

"These are people I have loved for 35 years, and I cannot turn off that love over some dumb candidate that has come up in the last 10 or 15 years. That wouldn't happen," she said. Yet if the fellow church member were deported, she would absolutely "stand with him. Yes I would."

Kevin Bailey, a Republican and head deacon, felt encouraged by the vibe on the Sunday after the election.

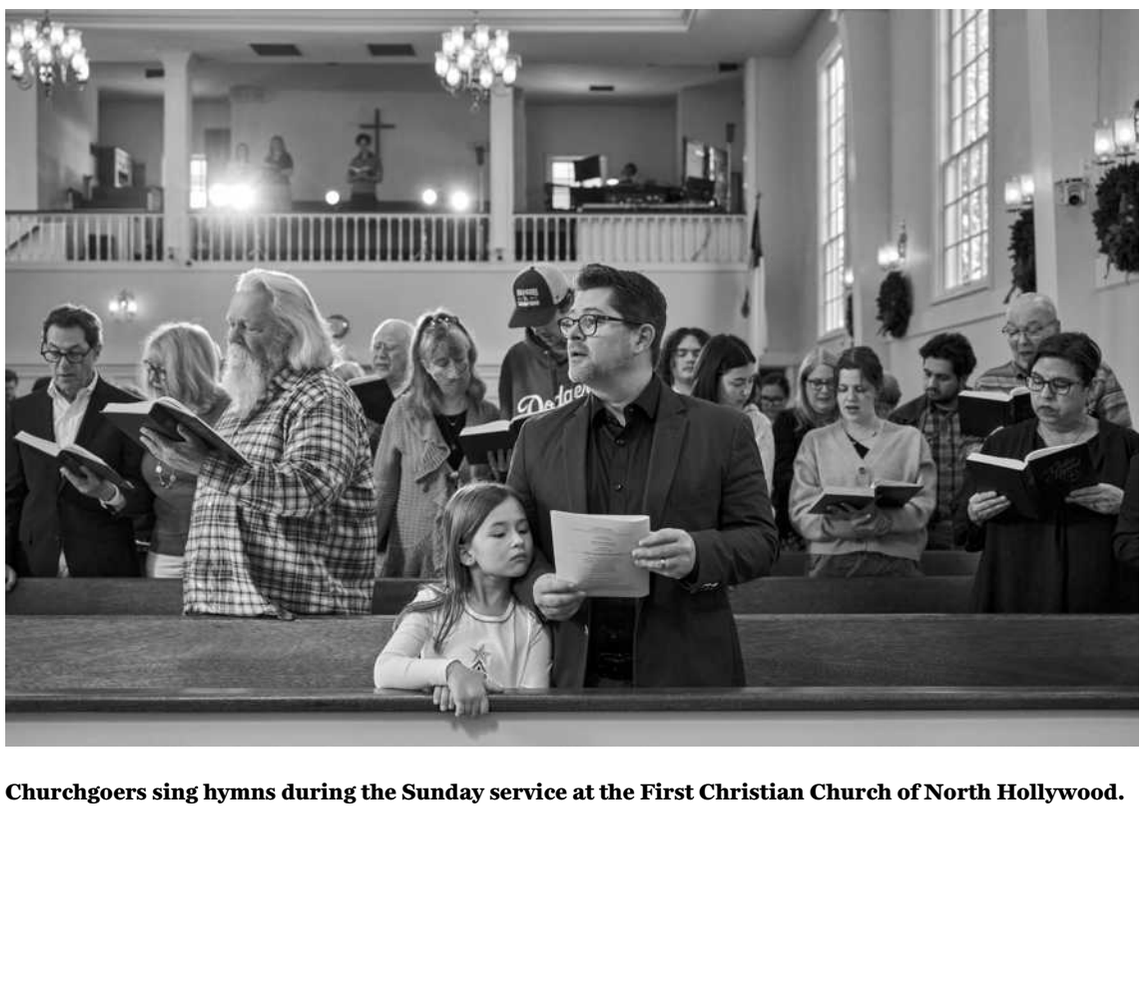
"Church was very normal to me that day," he said. "Everybody was polite. You know, whether you were disappointed or encouraged by whatever the results were, it was very encouraging. It kind of made me feel like we're going to be just fine."

During services this past month, Hall continued to walk his intentional path. When he preached about Isaiah "building on the ruins," some on the left assumed he meant the ruins of the 2024 election. Others may have assumed he meant "the ruins of Biden inflation," he said.

He preached on Christmas Eve about the angel Gabriel, who visited Mary and Joseph and assured them that even if they felt completely powerless, they had more power than they realized. And the Gospel's message to America's uncertain future is that "wisdom walks alongside each and every one of us."

When he thinks of Trump's upcoming inauguration, potential deportations and all the possible challenges to come, Hall is focusing on what he describes as the "power of Jesus" to influence his congregation once things go from something remote in Washington to the lives of people they know.

"A lot of people want me to take the bait," he said. "But I won't take it."



Churchgoers sing hymns during the Sunday service at the First Christian Church of North Hollywood.

Close call for Trump followed years of unheeded warnings

SECRET SERVICE FROM **A1**

lowed a gunman with limited firearms training to come close to killing Trump, stunned many Americans and prompted lawmakers to ask what had happened to an agency long charged with keeping sitting and former presidents safe. Besides a bullet that grazed Trump's ear, the shooting left one spectator dead and two injured.

The causes of the mistakes in Butler, the Secret Service's biggest security failure since the 1981 attempted assassination of President Ronald Reagan, had been years in the making, a Post review found.

Spurred by a string of humiliating security lapses during the Obama administration, the White House and Congress launched separate investigations in 2014 that diagnosed the Secret Service as being in crisis and stretched beyond its abilities. The investigative panels recommended sharp increases in agent training and the hiring of fresh leadership to disrupt an insular culture that the probes said tended to cover up problems rather than own and fix them.

But three presidents and Congress have failed to fix the major vulnerabilities in the Secret Service that were identified a decade ago, the Post review has found. Instead, some problems have grown worse and left the agency weaker on key measures. For instance, the agency was never able to hire enough staff to spare agents for routine training; instead its mission expanded and was shouldered by an overworked workforce, leading to burnout and low morale.

JABIN BOTSFORD/THE WASHINGTON POST

Donald Trump's shoe remains onstage after U.S. Secret Service agents escorted him away following a shooting at his campaign rally in Butler, Pennsylvania, on July 13.

An exodus of veteran agents over the past 10 years forced the agency to rely even more on less experienced agents, a Post analysis of internal workforce data revealed. Recruits with five years or less on the job made up 13 percent of the agent workforce in 2015, but this year they make up nearly 40 percent, The Post found.

In 2014, the White House-commissioned investigation urged that the Secret Service's most elite agents, those who protect the president, spend 25 percent of their work time in training. But since that recommendation, they have each year only clocked between 3 and 7 percent, government records show.

With one brief exception, all three presidents in the past 10 years rejected a key recommendation to appoint an outsider to lead — and reform — the agency. Obama tapped his former detail leader, a Secret Service lifer. As president, Trump chose an outsider for director, but soon fired and replaced him with a 24-year veteran of the Secret Service. President Joe Biden chose a senior member of his previous vice-presidential detail.

Secret Service spokesman Anthony Guglielmi said the agency implemented 13 of the 19 changes recommended by the White House-commissioned investigation but did not have funding to complete the job.

"Resource constraints hindered our ability to fully implement all of the panel's recommendations," Guglielmi said. He added that a massive funding request advanced by the White House and presented to Congress in the months after the Butler shooting would expand the staff and build a new training facility "so we can finally move the Secret Service to a more sustainable training model."

The Secret Service's annual funding has risen in the past eight years, from $2.3 billion in the 2017 fiscal year to roughly $3.1 billion in 2024. After adjusting for inflation, that amounts to a 5 percent increase, which did not come close to covering the 30 percent increase in security details and expenditures stemming from a rising threat environment, Secret Service leaders said.

Guglielmi declined to comment on individual agents' actions in Butler or the experience required for their assignments, noting that agency leaders are conducting a review of the Butler incident and are expected to decide soon whether to discipline agents involved. He said the Secret Service is committed to ensuring that the security lapses that contributed to the shooting never recur.

The two investigations a decade ago, one led by the House Oversight Committee and the other a blue-ribbon panel appointed by the Obama administration, were launched after a man was able to jump the White House fence in 2014, scramble across the yard and get inside the building.

The panel called the breach a "catastrophic failure of training," noting that a relatively new officer armed with a gun let the intruder enter through the front door in part because he had no clear training for what to do in that circumstance. It also found that members of an emergency response team on the grounds that day did not chase the intruder inside because they had never trained inside the White House. That spurred a recommendation to expand the Secret Service's training facility to add a replica of the presidential mansion and grounds.

The two investigations also scrutinized additional security lapses revealed by The Post, including the Secret Service's fumbling response when a would-be assassin strafed the White House residence with gunfire in 2011, and the agency allowing a private security guard with an arrest record to stand inches from Obama in 2014, after failing to run required background checks on him and other event staff.

Those investigative panels warned that the lives of future presidents and other top leaders would remain at heightened risk without the reforms they urged for the Secret Service. The blue-ribbon panel described training and leadership changes as among the most critical of its 19 recommendations.

Jeh Johnson, then-secretary of homeland security, the parent agency of the Secret Service, lamented at the time that several recommendations were similar to changes proposed in earlier reviews of the Secret Service — but never implemented. "This time must be different," Johnson said.

But in critical ways, it was not. While the government acted on a recommendation to add 85 special agents, they were quickly absorbed into an agency that at the time was overwhelmed by the record-breaking travel of the newly arrived President Trump and the task of protecting members of his extended family. The Secret Service went from 29 full-time details under Obama to 42 after Trump came into office, according to a Secret Service official who, like others, spoke on the condition of anonymity to discuss sensitive security arrangements.

The Trump and Biden administrations, along with Congress, made modest additions to the workforce, adding a few to several dozen agents in a year. But those additions only helped the Secret Service try to keep up with the rising workload and were not enough to spare agents for dedicated training time, according to Secret Service officials.

Alejandro Mayorkas, Biden's homeland security secretary, recently told The Post he pressed the White House budget office to add $200 million to the president's proposed $2.8 billion budget for the Secret Service in 2022 to construct the mock White House training facility. The White House turned him down, he said.

"I have fought intensely for additional resources," said Mayorkas, who was deputy secretary when the agency was under fire in 2014 and helped investigate the fence jumper incident. "I have fought tooth and nail for a reform of their training facility and more people."

Since the Butler shooting, he and the administration have requested a $2.3 billion injection, on top of the Secret Service's existing budget, administration officials said. Congress approved $231 million of that as an emergency supplement to the agency in September.

Kimberly Cheatle, who resigned as director in the wake of the Butler attack, said Congress and presidents have historically poured money into the Secret Service only after serious attacks or failures. Arriving in 2022, she sped up hiring and offered retention bonuses to try to slow departures, but she said the agency needs a far bigger team to meet its mission.

The Secret Service in the past had modest protection teams for first ladies and the family members of presidents, but by the time Trump took office in 2017, the increasingly perilous threat environment required agents to travel the globe with Trump's grown sons and secure a Midtown Manhattan skyscraper, Melania Trump's temporary home at Trump Tower in 2017.

"It's sad that tragedy has to occur for focus and help to come to an agency," Cheatle said of resistance by presidents and Congress to give the agency more money. "If you are humming along and you're not the squeaky wheel, the assumption is things are fine, they don't need anything more."

The Biden White House declined to comment. An administration official speaking on the condition of anonymity to discuss internal deliberations said the White House proposed and Congress approved adding 275 officers and agents to the agency over Biden's tenure, which led to new hiring.

In response to questions, Trump campaign spokesman Steven Cheung issued a statement that did not address why the first Trump administration failed to follow through on the recommendations for outside leadership and increased training. He accused The Post of "disgustingly" seeking to blame the Trump administration for the attempted assassination.

A spokesperson for the Obama administration declined to comment.

In 2021, the Secret Service set an aspirational goal to meet its expanded mission by increasing its overall workforce from 7,896 that year to 9,595 in 2025. But partly because of high attrition rates, the Secret Service ended 2023 with a workforce of roughly 7,700, according to a review of internal data gathered by the Government Accountability Office.

Max Stier, the president of the nonprofit Partnership for Public Service, a nonpartisan group focused on improving management of the federal government, said the lack of critical reforms and reinforcements led to staff burnout, which naturally fueled the departures of droves of mid-career agents.

"We should know that if we don't do better in investing in leaders and workforce, we won't get what we need from our government," Stier said. "Low morale drives talented people out. More departures create lower morale."

During the campaign season, workload and staffing levels were such that agents could not take leaves, Secret Service officials said in describing one of the sources of burnout.

Stier said Secret Service staff have consistently ranked their agency as one of the worst places to work in the federal government, a low morale rating that he said should have alerted administration leaders to take action.

Since 2015, agents with more than a decade on the job have resigned at alarming rates rather than stay until their 20-year retirement mark, according to internal data obtained by The Post.

Secret Service officials, recognizing the potential damage from a particularly large exit of senior agents in 2022, tried to stem the departures by offering $25,000 retention payments for those who agreed to stay.

But the initiative was not enough to reverse the trend, data shows.

In 2015, veteran agents with 11 to 15 years of experience made up nearly one-third of the Secret Service agent workforce, a Post analysis of internal records found. They now make up just 8 percent, a massive experience drain of the people who typically teach and supervise recruits.

"The red lights were blinking, and Congress and our national leaders were not paying attention," Stier said. "Right now the U.S. Secret Service is in a negative downward spiral."

The independent panel that reviewed the Butler shooting identified numerous security lapses: The rooftop where the gunman positioned himself was not secured; sight lines from there to the stage were not properly obstructed; law enforcement agencies on the ground could not communicate effectively. The panel also faulted senior supervisors for assigning a relatively inexperienced agent to lead the security planning and for failing to detect and address vulnerabilities in the plan. Supervisors did not adequately consider the agent's "level of experience and associated aptitude and training, or lack thereof, for contributing to the planning of a major outdoor rally event like Butler," the panel said.

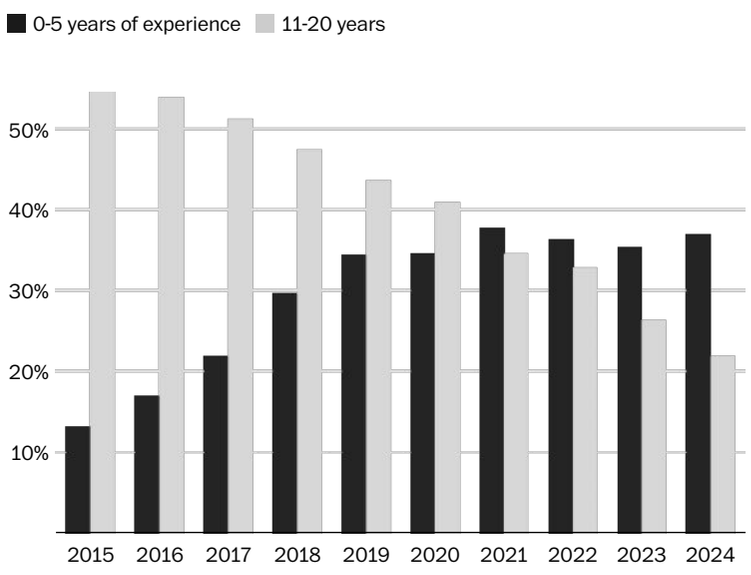
The day before the July 4 holiday, agent Myosoty Perez learned she had been assigned as the "site agent" for the rally that was to be held in Butler just 10 days later. In that role, Perez would spend several days in Butler leading what was called "the advance," by planning for a security bubble around Trump.

The independent review panel commissioned by Mayorkas did not identify Perez by name, referring to her as the "site agent." The Post confirmed her name and those of other agents involved in security that day from officials and others familiar with the matter, who spoke on the condition of

CONTINUED ON NEXT PAGE

Secret Service rookies on the rise

Agents with up to five years of experience make up the largest group of Secret Service employees, outnumbering agents who have worked for more than 10 years but are not yet eligible for pensions.

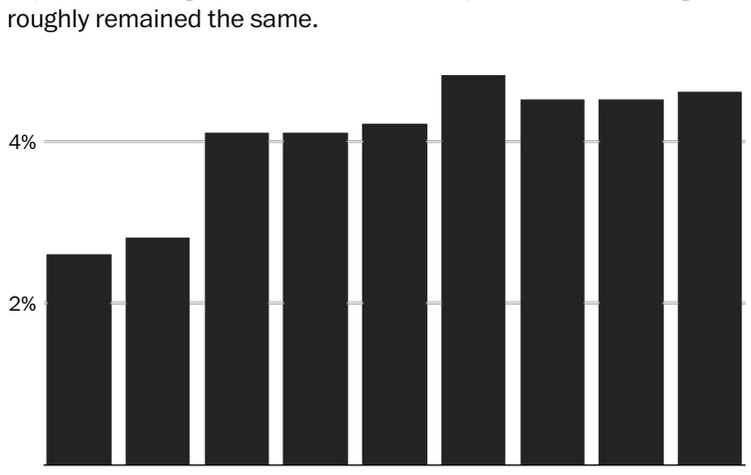


Source: U.S. Secret Service

EMMANUEL MARTINEZ / THE WASHINGTON POST

Percent of budget spent on training Secret Service agents

Even as the proportion of agents with up to five years of experience has grown, the share of money devoted to training has roughly remained the same.



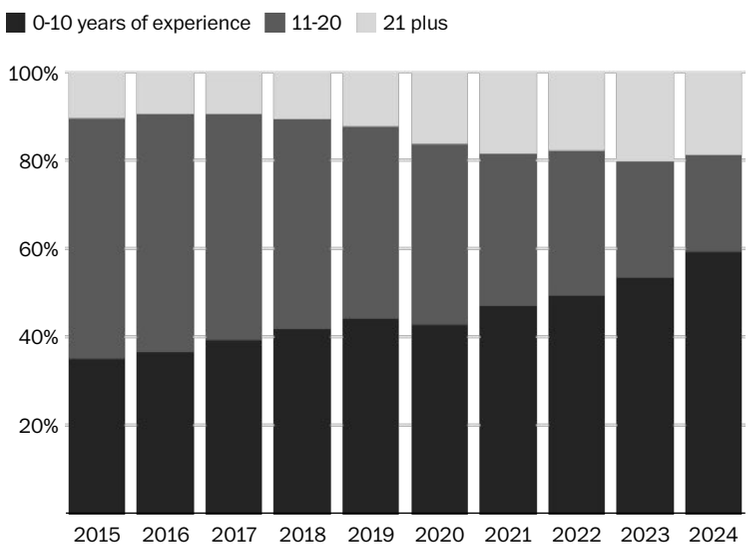
2025 figures calculated from a proposed budget

Source: Department of Homeland Security

EMMANUEL MARTINEZ / THE WASHINGTON POST

Secret Service's shrinking middle

The share of Secret Service agents with 11 to 20 years of work experience has shrunk dramatically in the past decade, while agents with up to 10 years in the agency now make up the majority.



Source: U.S. Secret Service

EMMANUEL MARTINEZ / THE WASHINGTON POST

FROM PREVIOUS PAGE

anonymity to discuss sensitive security subjects. The Post also learned details of agents' accounts by reviewing transcripts of interviews given for congressional investigations of the incident.

Perez was one of the few agents on Trump's 60-member detail who was available, given Trump's busy travel and campaign schedule over the summer, the panel found. The candidate had clocked seven rallies in the previous 30 days and would soon head to the Republican National Convention, requiring numerous agents to spearhead advances across the country, according to Secret Service officials and Trump's campaign schedule.

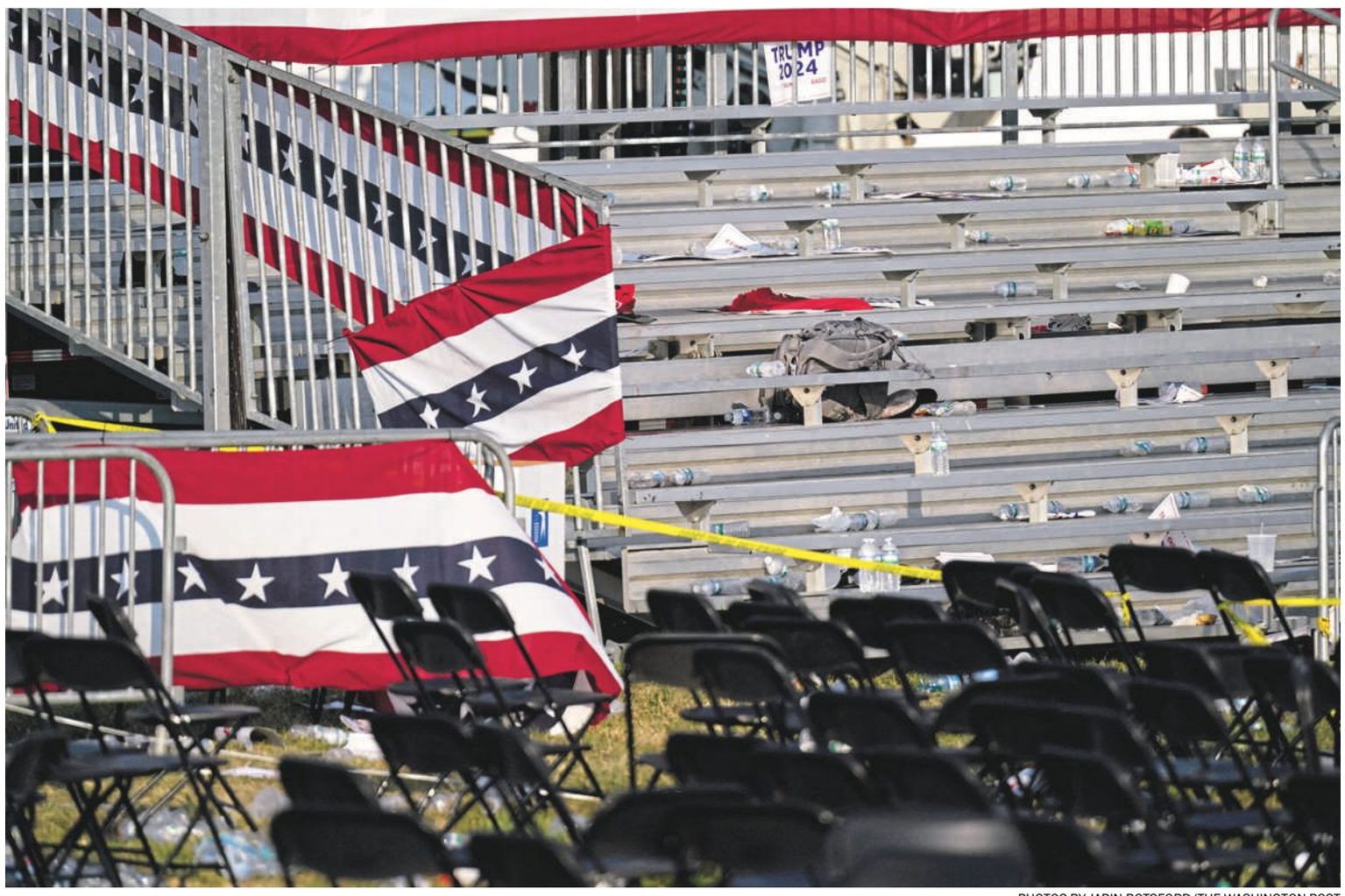
"The site agent assigned by the Trump detail to coordinate with the Pittsburgh field office to conduct site advance work and site security planning for the Butler rally only graduated from the Service's academy in 2020, had only been on the Trump detail since 2023, and had engaged in minimal previous site advance work or site security planning and certainly nothing to the level of the July 13 Butler rally," the independent panel wrote in its report.

Through a lawyer, Perez, one of the agents whose actions are under review by the Secret Service, declined to comment.

Two more-seasoned agents from the Pittsburgh office were assigned to help Perez with the security plan. Dana DuBrey, Perez's local counterpart agent, had suffered a foot injury and was not supposed to be working, but she reported for duty anyway, according to officials and others briefed on the incident. Meredith Bank, the "lead advance" agent, was responsible for coordinating with local police for Trump's security from the time he landed at the Butler airport until he departed.

Lawyers for these two agents also declined to comment in response to written questions from The Post.

In helping advise on a site plan in the days before Trump's arrival, Bank and DuBrey repeatedly expressed concern about the need to block the line of sight from several areas around the field, according to transcripts of interviews they gave for separate House and Senate investigations. That included the building owned by AGR International — just 150 yards from the rally stage — that would-be assassin Thomas Crooks would later use as his platform to shoot at Trump.



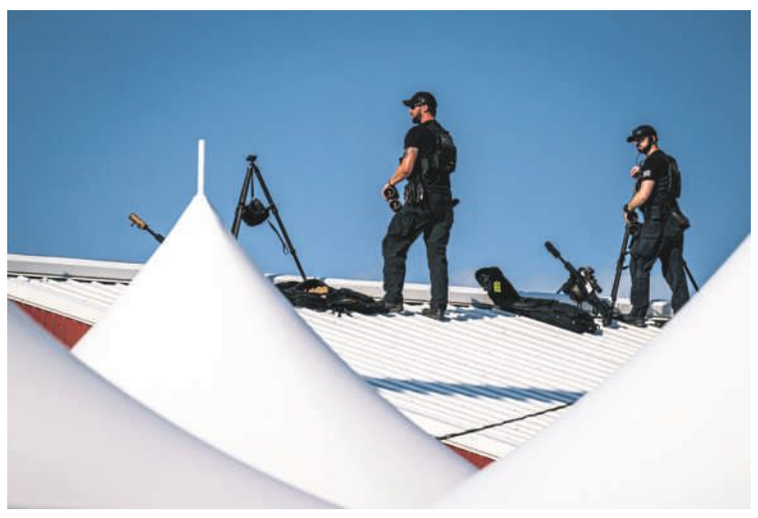
PHOTOS BY JABIN BOTSFORD/THE WASHINGTON POST

The bleachers sit empty following a shooting at a Donald Trump rally that injured the former president and killed a spectator.

Bank and DuBrey said in the interviews that they asked Trump campaign staff about positioning some of the campaign's Penske trucks between Trump's stage and the AGR building to create a physical block. Bank and DuBrey said the campaign resisted, saying large equipment close to the rally could interfere with good press shots of the event.

"Trucks were discussed to block line of sight and denied by DJT staff," Pittsburgh field office agents wrote in an email that was cited during those interviews and has not been previously reported.

According to transcripts of her interviews with congressional investigators, DuBrey said she and the campaign discussed other physical blocks to address the line-of-sight concern, such as farm equipment, bleachers, and flags and banners. Bank said she warned the campaign that a senior supervisor from Trump's detail, Nick Menster, would want a solution when he arrived on Friday, the day before the event.



Members of the Secret Service Counter Sniper Team look toward the crowd from behind the stage before the shooting.

It is routine for campaign staff and Secret Service site agents to haggle over security plans for such events, with agents erring on the side of caution. It is also typical for Secret Service supervisors to overrule campaign objections.

Menster, a 17-year veteran of the agency, told congressional investigators that he had understood that farm equipment would block the AGR building and said Perez did not raise a line-of-sight problem with him, according to a person familiar with his account. In reviewing Perez's site plan and symbols that marked the location of local police, Menster believed that local countersnipers would be stationed on the roof of the AGR building to mitigate risk of an attack, according to one Secret Service official and the person familiar with his account. He did not inquire further to make sure this step would be taken to secure the building, the panel found.

In the end, no local police were specifically assigned to secure the roof, the independent panel found.

Bank and DuBrey told investigators that they did not realize the clear line of sight from the AGR building had not been properly blocked until after the rally was underway, according to transcripts of their interviews.

Perez, DuBrey, Bank and Tim Burke, the head of the Pittsburgh field office, have been assigned to telework pending the conclusion of the agency's review of the incident, and Perez and Burke have been reassigned unrelated to the review, administration officials said. Lawyers for Menster and Burke declined to comment in response to written questions from The Post.

Danielle Alvarez, a Trump campaign spokeswoman, said: "The responsibility of the U.S. Secret Service is to protect President Donald J. Trump. Based on the sworn testimony, they abdicated that responsibility and their dereliction resulted in President Trump being shot in the ear, one death and injuries to others."

Another Secret Service agent on Trump's detail assigned to scan the skies over the candidate at Butler had similarly insufficient training for his task, the panel found. He was supposed to operate a device to spot suspicious drones in the area but struggled to get it to work on July 13, it found. The agent had only operated the device twice before; his training was limited to an informal tutorial by a fellow agent.

The agent, whose name The Post could not learn, spent five hours on the day of the rally, including on the phone with tech support, trying to get the device to operate and finally succeeded at 4:30 p.m. The result, the panel said, was that he missed an opportunity to spot the gunman, who had sent a drone over the fairground for about 10 minutes shortly before 4 p.m.

In the wake of the Butler shooting, the Biden administration and Mayorkas have been working with Congress on the administration's record-setting request for the $2.3 billion injection into the Secret Service — the equivalent of a 74 percent addition to the agency's annual budget. The proposal would add 1,000 law enforcement agents and officers and invest more than $500 million to both build the mock White House and begin a sweeping upgrade of the agency's training facilities. President-elect Trump will soon get to decide whether to embrace another key recommendation made a decade ago and revived in the wake of Butler: to hire an outsider to lead the agency.

Aaron Schaffer, Jacob Bogage and Alice Crites contributed to this report.

NEW YEAR.
NEW SUCCESS.

APPLICATION FEE WAIVED

Get started on a degree or certificate that can help you succeed again.
Apply by February 12 and pay no application fee.

- 135+ degrees & certificates from an accredited state university
- Online & hybrid courses
- No-cost digital materials in place of textbooks for most courses

APPLY NOW & SAVE
UMGC.EDU

UMGC is certified to operate in Virginia by the State Council of Higher Education for Virginia (SCHEV). University of Maryland Global Campus, 9625 Belvoir Road, Barden Education Center, Building 1017, Room 128, Fort Belvoir, VA 22060.

UNIVERSITY OF MARYLAND GLOBAL CAMPUS

© 2025 University of Maryland Global Campus

Truck attacker was an Army veteran and Texas native

NEW ORLEANS FROM **A1**

year for New Orleans, a city known for public revelry and celebration that was plunged into a state of chaos, horror and mourning. Bourbon Street, famed for its central place in the city's tourism industry and nightlife, was transformed into an expansive crime scene strewn with brutalized bodies. College football's Sugar Bowl, which had been scheduled for Wednesday night, was pushed back a day.

Officials faced mounting questions about the security measures they had in place for a city that frequently draws throngs of tourists and hosts large public gatherings, major games and events — including the Super Bowl next month.

New Orleans is not alone in facing a deadly attack in which a speeding vehicle was wielded as a weapon. Last month, a car sped into families at a Christmas market in Magdeburg, Germany, killing at least five people and injuring more than 200 others. Previous attacks have also mowed people down on a New York bike path, on a Las Vegas sidewalk, on a French promenade and at a college homecoming parade in Oklahoma.

According to experts, bollards — posts placed to block vehicles from accessing certain spaces — can be a useful tool to prevent attackers from driving into pedestrians and crowds. But it can be hard to stop every attacker from targeting every large gathering, experts said.

In New Orleans, the bollards meant to keep vehicles off Bourbon Street were not up on New Year's Eve because they were being replaced ahead of the Super Bowl, Mayor LaToya Cantrell said during the afternoon news briefing.

The bollards had been installed about 10 years ago, Cantrell said, but soon began to malfunction, so they were being replaced as part of the infrastructure work leading up to the Super Bowl on Feb. 9.

Authorities appeared to bristle during the briefing at some of the questions they faced about the attack and the security measures. Anne Kirkpatrick, the New Orleans police superintendent, said there were security protocols in place, describing how police used patrol cars and other barriers instead of bollards to block roads.

"We did indeed have a plan, but the terrorist defeated it," Kirkpatrick said.

When police faced follow-up questions about the security plan and why officials had seemingly not prepared for someone driving onto the sidewalk, Louisiana Gov. Jeff Landry (R) stepped in and pledged that officials would "be transparent" and address "defects in this system."

"We're going to fix it," Landry said. "It is going to be a top priority as we go into the Super Bowl and Mardi Gras, and the solution that we're going to come up with is going to be a permanent one."

KATHLEEN FLYNN FOR THE WASHINGTON POST

From left, Keri Kent, Courtney Jebavy and Clare Comstock, all University of Georgia seniors, leave their hotel near the scene of the attack.

The city's next major sporting event was delayed less than 24 hours. The Sugar Bowl, which this year features a College Football Playoff game between the University of Georgia and the University of Notre Dame, was pushed to Thursday afternoon. Landry was asked what gave him confidence that it would be safe by then.

"I'll be there," Landry said, patting the lectern. He walked away and did not answer a follow-up question.

Speaking from Camp David late Wednesday evening, President Joe Biden decried the "despicable attack" in New Orleans and pledged that the country would stand with the families of victims, the people who were injured and residents of the city.

Biden said the FBI had told him that "mere hours before the attack," the assailant posted videos to social media suggesting the Islamic State had inspired him to kill.

Details began to emerge Wednesday about Jabbar's life. He served on active duty in the Army between 2007 and 2015 as a human resource specialist and information technology specialist, then continued his IT career in the Army Reserve from 2015 until 2020, leaving as a staff sergeant, military officials said. He deployed to Afghanistan between February 2009 and January 2010.

Location where truck plowed into a crowd along Bourbon Street

His two military jobs, which were not combat-related, do not indicate any specialized weapon or explosive experience.

Jabbar appears to have lived most recently in Houston, where officials said they were conducting unspecified "law enforcement activity" Wednesday.

In a neighborhood in north Houston, a neighbor of Jabbar's ex-wife said FBI agents had been to her home earlier in the day. Dwayne Marsh, who is married to Jabbar's ex-wife, said she and Jabbar had two daughters, ages 14 and 20. Marsh said Jabbar had converted to Islam, but he did not specify when and declined to comment further.

Grant Savoy, a former high school classmate of Jabbar's in Texas, expressed shock about the attack, saying Jabbar had been "a regular dude" and "a quiet guy" in those days.

State records show that a man with Jabbar's name was a licensed real estate sales agent in Texas between 2019 and 2023. His license expired that year, according to an online database with the Texas Real Estate Commission.

In a 2020 YouTube video, which has since been taken down, a man who gives his name as Shamsud-Din Jabbar introduced himself as a property manager and real estate salesman. He described being born and raised in Beaumont, a southeastern Texas city of more than 100,000 people off of Interstate 10, which runs east to New Orleans.

"I've been here all my life," he said in the video. He also provided details about military service that matched the records released by the Pentagon on Wednesday.

In the military, he said in the video, "I learned the meaning of great service and what it means to be responsive and take everything seriously."

Federal court records reviewed by The Washington Post show a man identified as Shamsuddin or Shamuddin Bahar Jabbar saying that he left active-duty service after being caught in November 2014 driving while intoxicated on a U.S. Army base.

Authorities filed criminal charges against him in February 2015 and said Jabbar had been driving drunk on the Fort Bragg Military Reservation in North Carolina, an Army base that has since been renamed Fort Liberty.

Jabbar pleaded guilty to the petty misdemeanor charge in May 2015, paid $210 in fines and assessments, and was sentenced to one year of probation, according to records in U.S. District Court for the Eastern District of North Carolina.

While authorities said they did not believe that Jabbar was working alone in the New Orleans attack, investigators have not specified why they think that or who else might have been involved.

Authorities are not eliminating any possibility in the investigation, including that the driver may have had an accomplice or accomplices. According to a law enforcement official familiar with the investigation, because there were so many explosive devices found Wednesday, it is logical for officials to examine the possibility that the attacker did not act alone.

A different law enforcement official briefed on the investigation, speaking on the condition of anonymity to discuss details that had not been made public, said a cooler was found inside Jabbar's truck containing an improvised explosive device that was neutralized by the bomb squad.

Two other devices, also ensconced in coolers, were found nearby, the official said. These devices all contained nails, the official added, suggesting a desire to inflict greater carnage by maiming and killing more victims.

Investigators are also examining surveillance footage that appears to show at least three men and one woman placing possible explosives at various locations in the French Quarter before the attack, the official said. But the investigation is in the early stages, and authorities' understanding of what happened could change quickly.

The official said investigators believe that after crashing the truck, Jabbar emerged wearing body armor and camouflage fatigues, and armed with a rifle.

Police said they responded to the crash scene shortly after 3:15 a.m. on Wednesday.

"This man was trying to run over as many people as he could," Kirkpatrick, the police superintendent, told reporters early Wednesday, and was "hell-bent on creating the carnage and the damage that he did."

When the truck came to a stop, three officers exchanged fire with the attacker, police said. Two officers were wounded in the shootout and were taken to a hospital in stable condition, police said.

Kirkpatrick said that officers "stood strong, they did not run, they did kill the terrorist."

The attack left people across the area shaken by what they saw. Andrew Tokarski, 33, had ducked back inside a club on Bourbon Street to retrieve his cellphone early Wednesday when staffers ordered people to stay inside because of an accident. Tokarski said that when the club's staff let people leave, they warned them not to look to their right.

"Well, naturally, everyone's going to look right," Tokarski said. "It's just human nature. So you look right. And there's a body."

He saw one body covered with a bag, then another. Then he saw blood on the ground.

"You had a whole bunch of people screaming and crying," Tokarski said.

Sacchetti and Berman reported from Washington. Ben Brasch, Alice Crites, Marcy de Luna, Molly Hennessy-Fiske, Alex Horton, Maham Javaid, Souad Mekhennet, Razzan Nakhlawi, Salvador Rizzo, Perry Stein, Aaron Schaffer, Maeve Reston and Lauren Weber contributed to this report.

Witnesses recall shock, disbelief as chaos disrupted New Orleans party hub

BOURBON STREET FROM **A1**

shootout.

"I was partying on Bourbon until about 2," Johnson said. "We walked right there."

Johnson pointed across the intersection of Canal and Bourbon streets, to where the driver had plowed into the crowd. Long loops of yellow police tape blocked any cars or pedestrians from getting by. So did three white vans with "Orleans Parish Coroner" written on the side.

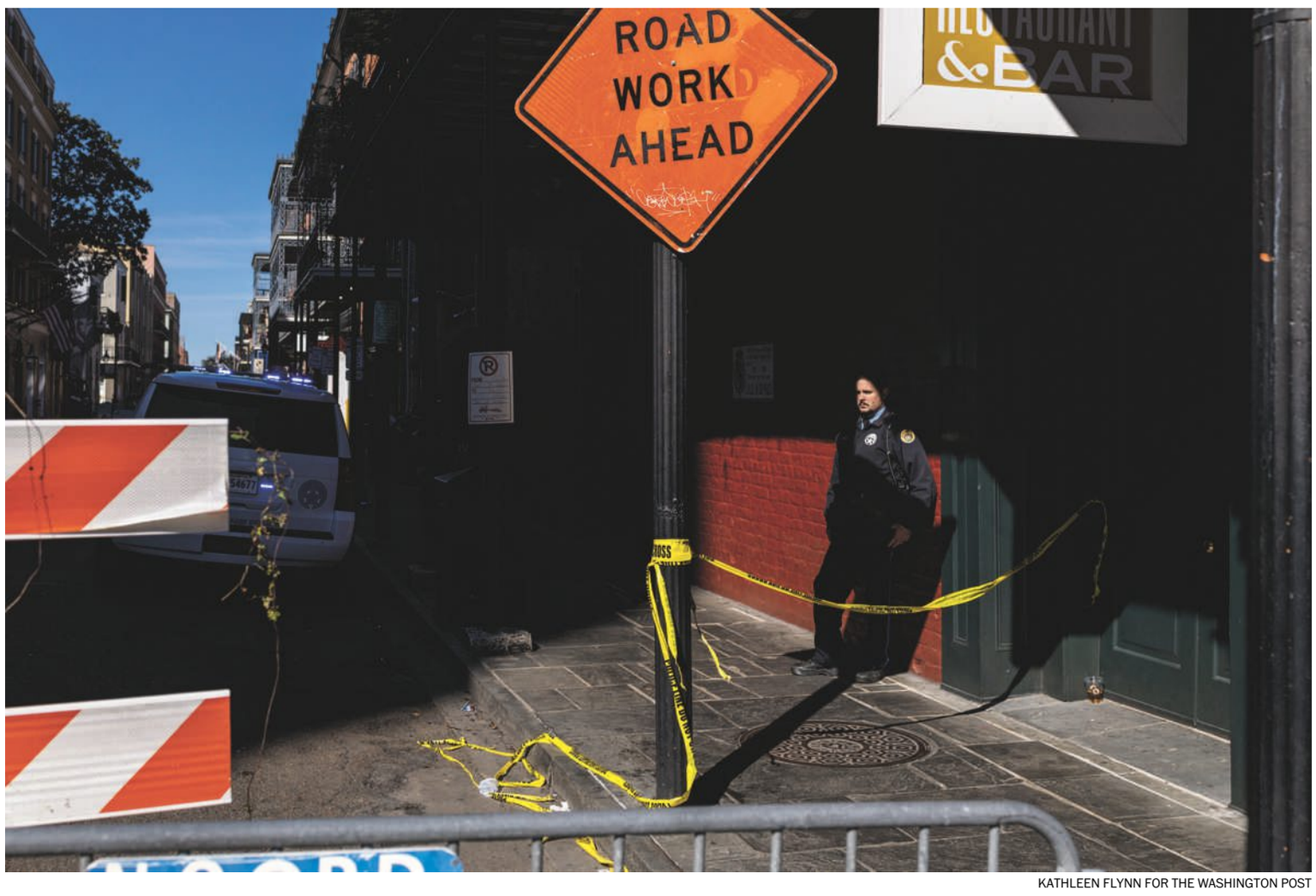
"You come for a good time, you think you're safe, and that happens," Johnson said. "It's insane."

The horror came less than two weeks after a car sped into families enjoying holiday treats and handicrafts at a Christmas market in Magdeburg, Germany. At least five people were killed and nearly 200 hurt, many of them critically.

In each scene, celebration became mayhem, life became death.

Few cities in this country party heartier on New Year's Eve than New Orleans. And if specific colors stand out in the crowd, they're typically the green, yellow and purple of Mardi Gras beads, plus whatever is worn by the two teams playing in the annual Sugar Bowl. This year's game, between the University of Georgia and University of Notre Dame, had been scheduled for Wednesday evening, about a half-mile from the French Quarter. Officials announced that the game was being postponed to Thursday.

Both teams' fans were out in abundance Tuesday night, never expecting someone to come barreling down Bourbon. Many awoke Wednesday to texts, calls and messages from relatives and friends trying to make sure of their whereabouts. Were they safe?



KATHLEEN FLYNN FOR THE WASHINGTON POST

The scene near where a man drove a pickup truck into a crowd, killing at least 15, in the French Quarter of New Orleans early Wednesday.

Eyewitnesses like Kimberly Stricklin of Mobile, Alabama, returned to Canal Street. Some were in tears, others still in disbelief. Stricklin, in town with her husband for a concert, was near the intersection as the chaos erupted.

"You just heard this squeal and, like, then the rev of the engine and then this huge, loud impact," she said. "And the people screaming, and debris. Just metal, the sound of crunching metal."

Andrew Tokarski also came way too close as he was leaving Larry Flynt's Hustler Club on Bourbon Street in the early morning hours. The University of Georgia fan, in town from Orlando for the Sugar Bowl, was about to head toward Bourbon Street and his hotel when he suddenly realized he'd left his cellphone behind.

"I went back in … and that's when they shut the doors and said there's an accident on Bourbon, you can't leave," he recounted. State troopers barred the doors. After about 10 minutes, he and the others were allowed to depart — with a stern warning.

"They said, 'If you leave, please go left and don't turn right,'" Tokarski said. "Well, naturally, everyone's going to look right. It's just human nature. So you look right. And there's a body."

The first one he saw was lying on Bourbon Street, covered with a bag. Then he saw another, he said, and blood on the ground.

"You had a whole bunch of people screaming and crying. We saw an innocent bystander who was probably a nurse or a doctor doing CPR on somebody," he said. "It was nothing but bodies and police officers and people with them."

The scene left Tokarski, who works at an auto repair shop, feeling "numb." He walked back to his hotel but couldn't fall asleep. His parents, fellow Georgia fans who had driven with him but turned in earlier, were frantic when they suddenly heard the news several hours later. For a time, they had no idea whether he was among the victims.

Yet despite the trauma, the partying still continued at places like Sneaky Pete's in the French Quarter. The bar, just a block over from Bourbon Street, was hopping through the morning even as hundreds of local, state and federal law enforcement officers searched the area for evidence.

Two patrons spilled onto the sidewalk, drinks in hand. A security guard passed a cigarette to a customer. A few doors down, a barista opened the doors at French Truck Coffee, where a few people waited for their caffeine.

At every intersection, metal barriers stopped anyone from getting closer than a few hundred feet from Bourbon Street. A cleaning woman for a hotel wondered how she would get to work. Another woman asked aloud: "How do I get my luggage? That's all I care about right now."

"Good morning!" the French Truck barista yelled into the quiet. "Happy new year!"

Kathleen Flynn contributed to this report.

Renovation of vehicle barriers gave attacker an opening, authorities say

BY SALVADOR RIZZO, BEN BRASCH, MAHAM JAVAID AND SAMUEL OAKFORD

A key piece of protective infrastructure was undergoing repairs in New Orleans when a driver slammed into a crowd of New Year's revelers in the city's famous French Quarter, and several backup security measures failed to stop him, local officials said Wednesday.

New Orleans began to install new vehicle bollards around its most famous streets and hot spots ahead of the Super Bowl in February, Mayor LaToya Cantrell said after the attack, which killed at least 15 and injured dozens. The short, sturdy posts — made of metal, concrete or wood — often line the perimeters of public plazas or the entry points to famous streets, and are meant to block vehicles from accessing buildings or pedestrian zones.

Terrorism experts say bollards are among the most reliable means of preventing assailants from using vehicles to run down members of the public, especially in cities expecting large crowds for special occasions. The bollards have only become more crucial, these experts said, as those seeking to inflict mass casualties increasingly turn to high-speed vehicular attacks.

But Cantrell and other officials said the bollards on Bourbon Street were down for renovations at the time that a driver, identified by the FBI as Shamsud-Din Jabbar, 42, swerved into a crowd and kept going until multiple victims were dead. Jabbar, an American citizen, was fatally shot by police officers at the scene, officials said.

Cantrell said the bollards had stopped working properly soon after they were installed, and they were being replaced as part of a broader infrastructure improvement package related to the Super Bowl.

"Over 10 years ago, the city of New Orleans implemented an infrastructure project placing bollards on Bourbon Street," the site of the attack, Cantrell said. "Shortly thereafter, the malfunctions of those bollards ensued, from Mardi Gras beads on down."

New Orleans is replacing its old bollards with removable, stainless-steel units along Bourbon Street, between Canal and St. Ann streets, covering much of the French Quarter, according to local plans.

But on New Year's Eve, "bollards were not up," Cantrell said.

Police Superintendent Anne Kirkpatrick said officials had deployed police vehicles and large physical barriers in place of the bollards, to deter vehicles from accessing pedestrian areas on New Year's Eve. She conceded those measures proved ineffective.

"This particular terrorist drove around, onto the sidewalk, and got around the hardened — hard target," Kirkpatrick said. "We did indeed have a plan, but the terrorist defeated it."

Experts said the deadly attack was a reminder that vehicles have become the weapon of choice for many extremists across the globe.

MATTHEW HINTON/AP

FBI agents on the scene of the attack. Mayor LaToya Cantrell said bollards stopped working properly soon after they were installed.

Much of the planning for such attacks — such as renting a car or truck — can be carried out in plain sight, without raising suspicions. And if an attacker is determined to access an area where crowds have gathered, it can be difficult to stop them.

New Orleans, for example, had deployed about 400 police officers and traffic barricades around the city, expecting that crowds would gather for New Year's festivities, Kirkpatrick said.

But "if you have a high-speed vehicle traveling at ramming speed, they're going to pierce the protective perimeter," said Bruce Hoffman, senior fellow for counterterrorism at the Council on Foreign Relations.

Hoffman said law enforcement officials in the wake of the attack might start using bulkier bollards or barriers. But that alone would not address the question of how to fully prevent or mitigate mass carnage with a vehicle, he said.

A 2022 study published in the British Medical Journal found that, of 257 vehicular attacks that killed bystanders over roughly five decades through 2019, 71 percent had occurred within the previous six years.

As more people began using outdoor spaces for restaurant dining and other activities during the coronavirus pandemic, their exposure to such attacks only grew.

"By 2016, vehicle attacks were the most lethal form of attack comprising just over half of all terrorism-related deaths in that year," said the study by researcher Ryan Scott Houser. "These attacks require minimal resources and planning to inflict widespread death and injury."

An Islamic State flag was found in Jabbar's truck, the FBI said Wednesday. Several other high-profile vehicle attacks in recent years were also carried out by individuals who allied themselves with that group.

A man who pledged loyalty to the Islamic State maneuvered a moving truck onto a bike path in Manhattan on Halloween in 2017, killing eight people and injuring others. He was later sentenced to life in prison.

Another man, who plowed his car into a crowd of anti-racist demonstrators in Charlottesville earlier in 2017, is serving multiple sentences without the possibility of parole over the death of a woman, Heather Heyer, who had shown up to protest a neo-Nazi rally.

A Tunisian man who lived in Nice, France, drove a 19-ton cargo truck into a crowd on Bastille Day in 2016, hitting more than 500 bystanders and killing 86. French authorities said he had been radicalized by Islamic State propaganda.

Last month, an attacker drove into a crowd at a Christmas market in Madgeburg, Germany, a city west of Berlin, killing five people.

Surveillance footage taken in New Orleans early Wednesday shows a white pickup truck turning off Canal Street and accelerating around a law enforcement vehicle onto Bourbon Street. The vehicle appeared to match the Ford F-150 Lightning that authorities say was used in the fatal attack.

Videos and photographs verified by The Washington Post show the same type of truck ended up 2½ blocks from the Bourbon and Canal intersection. Gunshots can be heard on the video, as people ran and ducked for cover.

In fact sheets for local law enforcement, the federal Cybersecurity and Infrastructure Security Agency (CISA) encourages officials to draw up plans for protecting busy pedestrian streets, bridges and public events. But researchers and authorities caution that no one size fits all, and that local officials should prioritize the public spaces they are fortifying based on how likely they are to draw crowds.

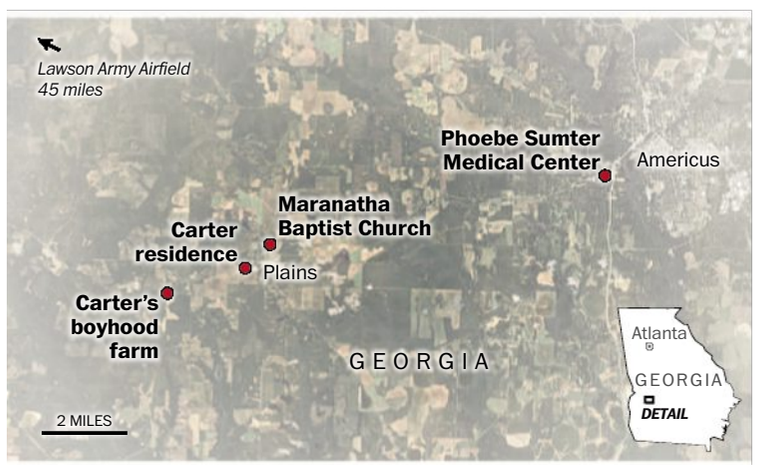
Nice, France, "is a great case study on implementing necessary improvements to prevent another attack," Houser said in an email. "They added bollards, concrete barriers, and vegetation to help protect pedestrians. . . . Vehicle barriers are probably the most basic and easiest mitigation measure to implement at any event or outdoor gathering."

Louisiana Gov. Jeff Landry (R) said at the news conference Wednesday that a durable solution was in the works. "We're going to fix it. It is going to be a top priority as we go into the Super Bowl and Mardi Gras, and the solution that we're going to come up with is going to be a permanent one," Landry said of the bollards.

The journey home: Mapping the funeral plans for the former president

BY NICK MOURTOUPALAS AND BONNIE BERKOWITZ

Before former president Jimmy Carter is buried in a private ceremony in Plains, Georgia, near the pond he could see from the porch of his house, his body will travel to the Georgia Capitol and the U.S. Capitol for public farewells.

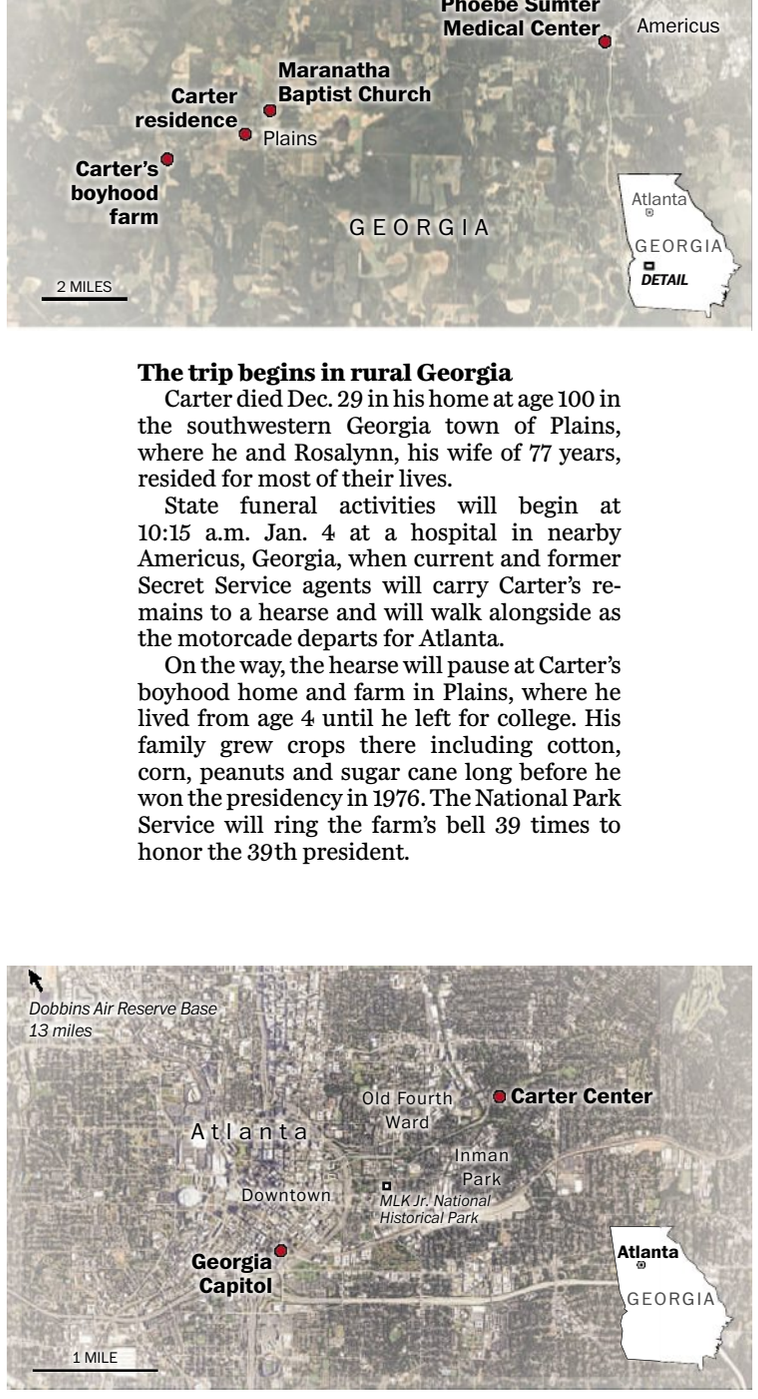


The trip begins in rural Georgia

Carter died Dec. 29 in his home at age 100 in the southwestern Georgia town of Plains, where he and Rosalynn, his wife of 77 years, resided for most of their lives.

State funeral activities will begin at 10:15 a.m. Jan. 4 at a hospital in nearby Americus, Georgia, when current and former Secret Service agents will carry Carter's remains to a hearse and will walk alongside as the motorcade departs for Atlanta.

On the way, the hearse will pause at Carter's boyhood home and farm in Plains, where he lived from age 4 until he left for college. His family grew crops there including cotton, corn, peanuts and sugar cane long before he won the presidency in 1976. The National Park Service will ring the farm's bell 39 times to honor the 39th president.

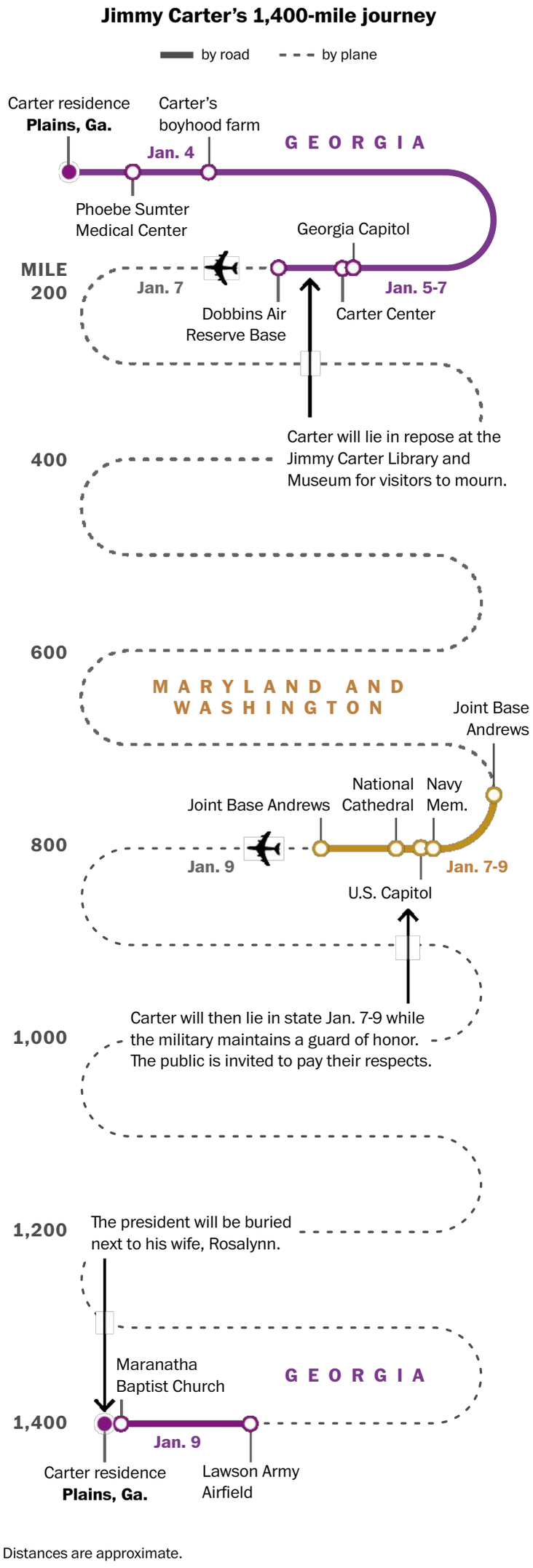


Services in Atlanta

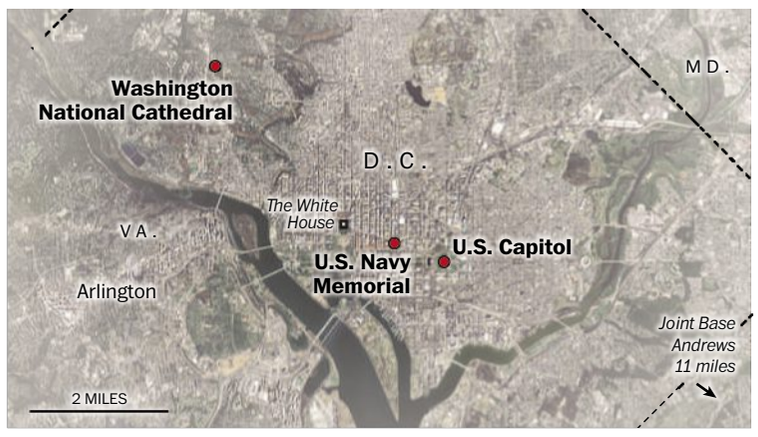
The first destination in Atlanta will be at the Georgia Capitol building, where Carter served two terms in the state Senate before becoming governor in 1971. Gov. Brian Kemp, Atlanta Mayor Andre Dickens and other lawmakers, officials and state troopers will conduct a moment of silence.

The motorcade will stop at the campus of the Carter Center, which the president founded in 1982 as the hub of his humanitarian and conflict resolution work. He will lie in repose in the lobby of his presidential library and museum, which is adjacent to the center, from the evening of Jan. 4 until 6 a.m. Jan. 7.

On Jan. 7, his hearse will depart for Dobbins Air Reserve Base, and Special Air Mission 39 will carry the president to Washington.



Distances are approximate.



Memorials in Washington

The plane will land at Joint Base Andrews in Maryland, and a hearse will take Carter's body to the U.S. Navy Memorial.

Carter graduated from the U.S. Naval Academy in Annapolis in 1946 and rose to the rank of lieutenant before returning to Georgia to run the family business after his father's death in 1953. At the time, he was preparing to become the engineering officer on the USS Seawolf, one of the first atomic-powered submarines. The Navy named a Seawolf-class submarine after him in 1998.

A horse-drawn caisson will carry Carter's casket from the Navy Memorial to the U.S. Capitol. After a service with members of Congress, he will become the 13th U.S. president to lie in state in the Capitol Rotunda. (Abraham Lincoln was the first.) Carter's body will be accompanied by a military honor guard, and the public may pay respects from 7 p.m. Jan. 7 until 7 a.m. Jan. 9.

The morning of Jan. 9, a motorcade will transport the president's body to a service at Washington National Cathedral, which has held funeral or memorial services for most U.S. presidents who have died since 1893. President Joe Biden plans to deliver a eulogy.

Afterward, Carter's remains will be flown from Andrews to Lawson Army Airfield at Fort Moore, Georgia, and a waiting motorcade will carry him the final miles back to Plains.

Burial in Plains

That afternoon, Maranatha Baptist Church will host a private funeral for its best-known Sunday school teacher.

Plains residents will be able to salute their neighbor one last time beginning around 4:45 p.m. as a hearse carries Carter's body through downtown and back to the house he and Rosalynn built in 1961 and returned to after leaving the White House.

After the motorcade arrives, Navy airmen will perform a flyover with a missing man formation. Then the longest-lived U.S. president will be interred next to his wife in the spot they chose long ago, near their fly-fishing pond.

Sources: Joint Task Force for the National Capital Region, the Carter Center, Architect of the Capitol

THE WORLD

China's Xi addresses economic concerns, threatens Taiwan

In New Year's speech, leader projects confidence amid Beijing's financial struggles and ahead of Trump administration's potentially more aggressive stance

BY KATRINA NORTHROP

ADEK BERRY/AFP/GETTY IMAGES

A screen shows Chinese President Xi Jinping delivering a speech ahead of New Year's celebrations in Beijing on Tuesday.

Chinese leader Xi Jinping used his New Year's address Tuesday evening to project confidence about the country's economic outlook and repeat threats about taking over Taiwan, as Beijing grapples with an ailing economy and the looming inauguration of a U.S. president set to take a hard line on China.

In the televised address, Xi acknowledged that China's economy was facing "challenges from uncertainties in the external environment" — but he struck a defiant note, proclaiming that the country would prevail through hard work.

"We have always grown by weathering the storms and become stronger by overcoming challenges," he said.

Xi's bravado contrasts with a harsher reality for Beijing in 2025. From a potential new trade war with the United States to cross-strait tensions and slowing growth at home, China faces uncertainty on many fronts as it rings in the new year.

The economy presents the most pressing issue for Chinese policymakers. With growth for 2024 unlikely to hit the government's 5 percent target, China is grappling with persistent unemployment, particularly among young people, as well as a spiraling property crisis. In the first 11 months of the past year, investment in real estate plunged by 10.4 percent from 2023, according to the National Bureau of Statistics.

Beijing has scrambled to contain these economic woes. In September, China implemented several stimulus measures, including support for the property sector and a $1.4 trillion package to help local governments deal with crushing debt. There are small signs that those moves have helped: The World Bank raised its growth forecast for China's gross domestic product for 2024 this past week, predicting it would hit 4.9 percent, up from its previous 4.8 percent forecast.

Some estimates put growth much lower. An analysis released Tuesday by the New York-based research firm Rhodium Group found that China's GDP grew by 2.4 percent to 2.8 percent in 2024.

More help is on the way. At a mid-December economic meeting of top Chinese policymakers, known as the central economic work conference, Beijing signaled its willingness to expand government spending this year and vowed to boost consumption. The conference also pledged to incentivize people to have children, as China tries to bolster its falling birth rate and shrinking workforce.

Xi acknowledged the economic hardships faced by vulnerable groups Tuesday. He said in his speech — which is now an annual tradition and which Xi delivered in front of a large painting of the Great Wall — that he is "always thinking" about issues of employment and education, as well as elder and child care. Beijing is setting up a system to identify low-income families to better direct social assistance, according to a state media announcement Monday.

China's leader also sought to underscore the importance of economic equality in another speech released Wednesday in Qiushi, a Communist Party magazine. Xi drew a sharp contrast between Chinese modernization and Western economic development, which he said was "capital-centric, rather than people-centric."

AFP/GETTY IMAGES

A cargo ship sails from the Qingdao port in eastern China last week.

"Today, many Western countries find themselves increasingly in difficulty largely because they cannot curb the greedy nature of capital," Xi said in the speech, which was just made public after it was delivered internally in February 2023.

But some economists say much more aggressive stimulus and direct assistance to people is needed to kick-start growth and support needy populations, especially with President-elect Donald Trump promising tariff hikes on Chinese goods.

"The policy direction has been there, but then what has been somewhat lacking is the amount of money that we actually put into those policies," said Zhu Tian, an economics professor at the China Europe International Business School in Shanghai, arguing that Beijing needs to dedicate significant resources to boosting the property sector and providing cash payments to the entire population.

Trump won't take aim only at the United States' trade relationship with China: The incoming administration could also herald continued tensions between the two countries over technology.

Xi's speech highlighted China's progress in semiconductors and artificial intelligence, as well as quantum and space technology — all of which have become flash points in a broader U.S.-China tech race as the United States has attempted to limit China's access to certain high-tech products.

A stark reminder of tech tensions emerged Monday when the U.S. Treasury Department disclosed that it had been hacked by a Chinese state-sponsored actor.

Some experts, however, see a potential upside for U.S.-China relations amid the changes in Washington.

"There's a window of opportunity to improve the relationship in the first half a year or year under the Trump administration," said Li Cheng, a political science professor at the University of Hong Kong, citing the president-elect's lack of ideological opposition to China and a more personal approach to diplomacy. "China wants to have a good beginning with the Trump administration."

Another possible silver lining for Beijing: As Trump has promised to pull the United States back from the world stage, China is portraying itself as a responsible global leader on issues such as climate change and international economic governance. Xi nodded to that in his speech this week, saying China had "injected positive energy into maintaining world peace and stability" as the globe was "interwoven with chaos."

Trump's isolationist policies could also allow China to deepen its economic ties with other nations, said Yue Su, a China economist at the Economist Intelligence Unit. "The tariffs will not only be imposed on Chinese products, but also other countries," she said. "There's going to be an opportunity for China."

Xi's speech also touched on another geopolitical hot spot: Taiwan.

"The compatriots on both sides of the strait are one family," he said. "No one can sever our blood ties, and no one can stop the historical trend of the reunification of the motherland!"

That echoes his remarks in 2023's New Year's speech, in which he said China and Taiwan would "surely be reunified."

His warning comes after the United States has increased arms sales to Taiwan and following China's large-scale military drills in October and May around the self-governing island that Beijing claims as its own. On the last day of 2024, China sent four coast guard vessels into the restricted waters of the Kinmen Islands, which Taiwan controls, just a few miles off the Chinese shore.

Taiwanese President Lai Ching-te gave his own New Year's speech Wednesday morning, in which he called for "peace and stability" across the Taiwan Strait. "Taiwan must be prepared for danger in times of peace, continue to increase its defense budget, strengthen its defense capabilities and demonstrate its determination to protect the country," he said.

It's unclear how Trump's return to the Oval Office will affect the China-Taiwan relationship, given the incoming president's contradictory track record on Taiwan policy. As he prepared to take office for his first term, for example, Trump spoke on the phone with the then-president of Taiwan, a breach in diplomatic protocol. But recently, he has displayed a more transactional approach to the island, including repeatedly arguing that Taiwan should be paying the United States more in return for its support.

The address isn't the only New Year's message Xi delivered Tuesday.

He used a New Year's greeting to Russian leader Vladimir Putin to emphasize the countries' close relationship. China and Russia have always walked "hand in hand," Xi said, and their friendship will only continue to "deepen," according to state media.

Vic Chiang in Taipei, Taiwan, contributed to this report.

DIGEST

MONTENEGRO

Man kills at least 10 at bar, its owner's house

At least 10 people, including two children, were killed and four others were wounded in a shooting Wednesday that followed a bar brawl in a western Montenegrin city, officials said. The shooter was on the run.

Police identified the attacker as 45-year-old Aco Martinovic. He killed the owner of the bar in the city of Cetinje, the bar owner's children and his own family members, Interior Minister Danilo Saranovic said at a news conference.

"At this moment, we are focused on arresting him," Saranovic said.

Police dispatched special troops to search for the attacker in Cetinje, some 18 miles northwest of the capital, Podgorica.

Montenegro, which has some 620,000 residents, is known for gun culture and many people traditionally have weapons.

A report by the state RTCG broadcaster said Martinovic was known for erratic behavior and had been detained in the past for illegal possession of weapons.

The report said he went home to get his gun and came back to the bar, where he opened fire. He then went to another site where he killed the bar owner's children and a woman, the report added.

— Associated Press

CONGO

Tribunal sentences 13 soldiers to death

A Congolese military tribunal has sentenced 13 soldiers to death on charges including murder, looting and cowardice in what military authorities said was a drive to improve army discipline after territorial losses due to soldiers fleeing.

The soldiers were sentenced Tuesday in the town of Lubero in Democratic Republic of Congo's eastern North Kivu province, where Congolese forces have been fighting the Rwanda-backed M23 insurgency for nearly three years, as well as facing other militia violence.

Fighting has flared in Lubero territory and cases of soldiers abandoning their positions have helped the enemy advance, said local army spokesperson Mak Hazukay.

"Some of the soldiers who are supposed to be fighting the enemy at the front have shown a kind of indiscipline," he said. "We had to organize this educational trial to set things right."

Overall, 24 soldiers stood trial. In addition to those handed death penalties, four received sentences of two to 10 years, six were acquitted and one's case was deferred for further investigation.

The hearings were intended "to help restore trust between the military and the population," military prosecutor Kabala Kabundi told Reuters.

All those convicted pleaded not guilty and have five days to appeal their sentence, Kabundi said. A lawyer for one of the defendants said they would appeal.

— Reuters

SAUDI ARABIA

6 Iranians executed for drug smuggling

Saudi Arabia said Wednesday that the kingdom executed six Iranian men for drug smuggling, sparking strong objections from Iran at a time when the two countries are trying to mend relations.

The Saudi Interior Ministry said the six men had been caught smuggling hashish into the kingdom and were executed after the country's Supreme Court rejected an appeal. It did not say when this happened.

The punishment was in line with Islamic law and aimed at protecting citizens and residents "from the scourge of drugs," the ministry said.

Iran's official IRNA news agency quoted ministry official Mojtaba Shasti Karimi as saying the executions contradicted the general trend of judicial cooperation. He said the Saudi action, without informing Iran ahead of time, was "not acceptable under any circumstance."

— Associated Press

Romania and Bulgaria **scrapped** land border controls to become full members of the European Union's Schengen free-travel area Wednesday, joining an expanded bloc of countries whose residents can travel without passport checks. Fireworks lit the sky at a crossing close to the Bulgarian border town of Ruse just after the stroke of midnight as the Bulgarian and Romanian interior ministers symbolically raised a barrier on the Friendship Bridge straddling the Danube River. The crossing is a major transit point for international trade, and bottlenecks are common. "This is a historic moment," said Bulgarian Prime Minister Dimitar Glavchev. "From Greece in the south to Finland to the north and all the way to Portugal to the west — you can travel without borders."

— From news services

S. Koreans mourn as Jeju Air crash victims are identified

BY ANDREW JEONG

MUAN, SOUTH KOREA — It was, with little doubt, their worst New Year's Day ever.

It had been three days since Jeju Air Flight 2216 crashed at South Korea's Muan International Airport, killing all but two of the 181 people aboard. On Wednesday morning, the relatives of the dead were informed that all the bodies had been identified, according to the South Korean government.

The crash killed entire families returning from Christmas vacations in Thailand. A 3-year-old boy and his parents. Two school-age children and their mother and father. Another family lost members across three generations: a 14-year-old girl and her 9-year-old brother, along with their parents and grandmother.

The oldest victim, a 78-year-old man from a small town 15 miles from the airport, died along with his wife, two daughters, a son-in-law and four grandchildren. The only member of the family remaining is their dog, Pudding, who had been left home with neighbors — and has no way of knowing why their humans aren't coming home.

Lee Geun-young, the owner of a seafood restaurant a half-mile from the crash site who filmed a video of the accident that has been seen widely, said Wednesday in an interview that he has replayed the crash over and over in his head. The 48-year-old's eyes welled up when he recalled learning that small children had perished. "I married late. I have a 14-month baby at home," he said.

At the airport the previous evening — New Year's Eve — government officials had cleared a room at the terminal building and set up tables, photos and nameplates of the dead next to the walls, to serve as a temporary place of mourning for relatives and friends.

Around 7:30 p.m., family members were allowed in. One by one, they entered the room and were immediately overtaken with emotion as their eyes landed on the photos of their loved ones. One woman collapsed. A few screamed. Many wailed. Another woman called for her "appa," the Korean word for "dad."

KIM HONG-JI/REUTERS

A man bows as he visits a memorial altar for the victims of the Jeju Air crash at Muan International Airport in South Korea on Monday.

Flight 2216 was scheduled to land at the Muan airport, on the southwestern tip of the Korean Peninsula, on Sunday morning after taking off from Bangkok. Authorities said the pilots were warned about birds in the area shortly before the plane crash-landed around 9 a.m. without its landing gear deployed, bursting into flames when it slammed into a concrete barrier.

Lee, the restaurant owner, was preparing for lunch hour when he heard booms and bangs in the sky that he said sounded like motorcycle engines — noises he had never heard in the 20 or so years that his family has been running the restaurant, located close to the runway.

ANDREW JEONG/THE WASHINGTON POST

Lee Geun-young, the owner of a seafood restaurant near the site of the Jeju Air crash, recounts filming the plane as it went down.

Lee ran up to the roof and saw that the plane was trying to land. But there was something unusual about it, he said. It was too low and slightly tilted toward its right. The plane was soon skating across the runway before exploding, in the world's deadliest crash since Lion Air Flight 610 plunged into the Java Sea in October 2018, killing all eight crew members and 181 passengers on board.

The two survivors of the Jeju Air tragedy are crew members who were sitting at the tail end of the plane. They are in serious condition but do not have life-threatening injuries, a spokesman for Jeju Air said.

Experts say investigators probably will focus on whether the jet struck birds, why its landing gear and flaps had not extended, and why the concrete barrier was built at the end of the runway, The Washington Post reported.

Since the crash, Muan Airport has been closed to all air traffic. But the airport's parking lot is full, while its main terminal resembles an evacuation center after a natural disaster. Hundreds of people — victims' relatives, news crews, volunteer workers, government officials, Jeju Air and airport employees — have been huddled in the facility, sleeping on the floor and in tents and subsisting on instant noodles, cookies and gimbap, a popular grab-and-go food of seaweed sheets and rice wrapped around various fillings.

As people were leaving the airport to get some much-needed shut-eye at 10 p.m. on New Year's Eve, Lee Jae-myung, a senior South Korean lawmaker from the country's left-leaning Democratic Party, made a surprise visit. Almost as soon as Lee entered the terminal building, he was stopped by a grieving woman, who angrily asked why he was there.

"Go away, unless you have some answers," the woman yelled, as a younger woman hugged her in an attempt to calm her. Lee and his aides, surrounded by bodyguards and news cameras, acquiesced and walked away.

Once Lee disappeared, the older woman wept into the arms of the younger woman, murmuring, "My poor baby, my poor baby, my poor baby."

When the clock hit midnight, few, if any, noticed it was now 2025.

On the morning of New Year's Day, the scorched ruins of the Boeing 737-800 lay still and silent next to the runway. A few hundred feet away, taped to an aluminum fence, was a letter that appeared to be addressed to one of the victims.

"Hey Sup," the letter began. "We're here. It breaks my heart to think that you were fighting for your life all alone and by yourself. You were already great and you did so well … I hope you are happy … Your big brother."

Israeli strikes in Gaza kill at least 13 in early hours of 2025, local officials say

BY SAMMY WESTFALL AND HAZEM BALOUSHA

As the nearly 15-month war in Gaza entered a new calendar year, local health and civil defense officials reported Israeli strikes across the territory that they said left at least 13 people dead early Wednesday. The latest wave followed strikes that left 12 people dead and 41 injured in the final 48 hours of 2024, according to the Gaza Health Ministry.

Six people were killed Wednesday — including three children and two women — in the home of a family in the Shejaiya area, according to Gaza's civil defense. At least five people were killed the same day in an Israeli airstrike on a family home in Jabalya in northern Gaza, the civil defense said.

In a statement, the Israel Defense Forces said it carried out an operation overnight Tuesday in Jabalya, targeting a Hamas sniper unit and other militants. It did not respond to requests for comment on the other strikes.

At least two other people were killed by the IDF at al-Manara roundabout in Khan Younis, the civil defense said. Citing medical officials at Gaza's Nasser Hospital and European Hospital, which received the bodies, the Associated Press reported that a strike in Khan Younis killed three people.

The IDF said that it launched strikes on the Bureij area of the Gaza Strip overnight Tuesday to hit what it said was "a terror operative in a structure in the area" that had earlier launched rockets toward the western Negev area of southern Israel. The Israeli air force struck more than 1,400 targets in the Gaza Strip in December, the IDF said Wednesday.

Israeli Defense Minister Israel Katz visited the city of Netivot in southern Israel on Wednesday, a day after Hamas fired two rockets toward the city, the Israeli Defense Ministry said in a statement.

"If Hamas does not release the hostages from Gaza soon, despite Israel's willingness to make far-reaching compromises in accordance with the principles outlined by the U.S. President, and continues firing rockets at Israeli communities — it will suffer blows of a magnitude not seen in Gaza for a long time," Katz said, according to a ministry statement.

The IDF and the Israeli military agency known as COGAT (the Coordination of Government Activities in the Territories) announced that 127 Gazan patients, mostly children, left the Gaza Strip with their caregivers Tuesday to receive medical treatment in the United Arab Emirates. The operation was carried out through cooperation between Israel, the UAE and the World Health Organization.

More than 45,553 Palestinians have been killed in Israel's military campaign in the Gaza Strip since Oct. 7, 2023, according to the Gaza Health Ministry. The ministry, along with emergency service officials and hospitals, does not distinguish between civilians and combatants, but says the majority of those killed have been women and children.

Israel estimates that about 1,200 people were killed in Hamas's Oct. 7 attack, including more than 300 soldiers. It says 391 soldiers have been killed in its military operation in Gaza.

Hack of Treasury offices is latest in troubling breaches targeting U.S. agencies

HACK FROM A1

through the hack of a software contractor serving the Treasury Department — part of a troubling trend of government intrusions enabled, officials say, by lax cybersecurity employed by some third-party vendors.

The incident occurred as the U.S. government is grappling with another major cyberespionage campaign attributed to the Chinese government. The breach of nine American telecommunications companies — what one top lawmaker called "the worst telecom hack in our nation's history" — by a group dubbed Salt Typhoon has alarmed industry and the government, and the Federal Communications Commission is considering a proposal for regulation advanced by Chairwoman Jessica Rosenworcel, which is expected to be voted on this month.

The Biden administration has undertaken a broad effort, using executive authorities, to mandate cybersecurity standards for critical sectors such as pipelines, rail and aviation. The regulations have improved rates of compliance across those industries, U.S. officials said, adding that they believe greater compliance will lead to more resilient networks and infrastructure.

Meanwhile, relations between the United States and China remain tense, as President-elect Donald Trump prepares to reenter the White House threatening even harsher tariffs against Beijing than he imposed in his first term. During his campaign last year, he proposed duties of 60 percent or more on all imports from China, a move that could provoke a globe-rattling trade war.

Even as Trump and Chinese officials have expressed some hope for cooperation, the president-elect has named to his circle of advisers China hawks who have signaled a desire to press Beijing on everything from alleged human rights abuses to deceptive trade practices. A Chinese breach of a critical element of the U.S. national security apparatus could fuel their case, analysts said.

Treasury Assistant Secretary for Management Aditi Hardikar described the latest incident as "major" in her letter to Senate Banking Committee leadership. She said Treasury was alerted to the breach on Dec. 8 by the contractor, BeyondTrust.

BeyondTrust said in a statement to The Post that it has "notified the limited number of customers who were involved" in the breach, and is working to support them. It also said law enforcement was notified and the company is supporting the investigation.

Even unclassified documents can be very useful to a competitor like China, current and former officials said.

A breach of OFAC, in particular, could lead to the disclosure of sensitive information about government sanctions deliberations. Before designating a target, OFAC compiles an "administrative record" that purports to show how the evidence collected meets the statutory or regulatory criteria for designation.

The records can include everything from open-source materials to "law enforcement sensitive" information and classified material provided by U.S. or foreign law enforcement, according to four former government officials. The unclassified materials are frequently stored on the government's unclassified systems, and these may include emails or communications with other agencies and units within Treasury.

SAMUEL CORUM/GETTY IMAGES

Chinese hackers allegedly accessed unclassified documents from the Treasury Department.

Classified material and law enforcement sensitive information, such as the identities of secret law enforcement sources, are stored separately.

But there is enough in the unclassified record that could enable an adversary to glean useful insights into how the United States is developing sanctions on foreign targets, as well as the identities of potential targets for designation. Indeed, the unclassified information in the administrative record is used to compile the news release that Treasury issues after a designation that names the person or entity being sanctioned and why.

"Gaining access to even unclassified information held by OFAC could provide the Chinese government with valuable intelligence, as such information is used to build a case for sanctioning organizations and individuals," said David Laufman, who previously oversaw sanctions enforcement in the Justice Department's National Security Division.

The incident is the latest in a decades-long string of computer intrusions attributed to the Chinese aimed at stealing intelligence from U.S. government and corporate secrets from private-sector systems to help them gain a leg up in the global economic, technological and security competition.

The Chinese hacked OFAC in the early 2000s, recalled one former OFAC official, who was there at the time. Unclassified emails from the OFAC general counsel's office were compromised, said the former official.

More recently, the Chinese government, which the United States views as its most significant long-term national security challenge, has been gaining access to critical infrastructure systems around the country to lay in wait in the event they one day want to physically disrupt those networks in a potential conflict with the West, officials said.

In this most recent case, the hackers appeared to be seeking information. They obtained access to unclassified Treasury documents by compromising a key that BeyondTrust used to secure a cloud-based service providing technical support, according to Hardikar's letter to lawmakers disclosing the breach.

Compromising the key allowed the hackers to override security protocols and access a number of Treasury workstations, Hardikar said.

The Office of the Secretary contains a number of workstations and the computer of Treasury Secretary Janet L. Yellen was not known to be compromised, said two U.S. officials.

The hackers' ability to compromise a security key used by government contractors is a recurring problem. A major hack of the State and Commerce departments last year, also attributed to Chinese cyberspies, was enabled in part by an outdated signing key that Microsoft failed to secure, according to an investigation by the Cyber Safety Review Board, a body of government and industry experts. In that incident, the Chinese government accessed unclassified emails of high-ranking officials including Commerce Secretary Gina Raimondo and U.S. Ambassador to China Nicholas Burns, officials said.

The White House is finalizing an executive action that will address this issue, officials said.

Alice Crites and Aaron Schaffer contributed to this report.

ECONOMY & BUSINESS

The policies Republicans have proposed to pay for tax cuts

The GOP's plan to extend Trump's 2017 law could add $5 trillion to the national debt. Lawmakers are considering these ideas to offset that cost.

BY JACOB BOGAGE

Advisers to President-elect Donald Trump and congressional Republicans have begun floating proposals to boost federal revenue and slash spending so their plans for major tax cuts and new security spending won't further explode the $36.2 trillion national debt.

That historic tide of red ink is raising concerns that major new borrowing could send federal interest payments soaring, slow economic growth and spike inflation. But with most of Trump's 2017 tax cuts set to expire at the end of 2025, the GOP plan to extend the law could increase the debt by close to $5 trillion over the next decade. (Nonpartisan scorekeepers project that Trump's entire campaign platform would add up to $15 trillion to future borrowing.)

To avoid busting the budget, Republican leaders are counting on savings from spending cuts and new revenue from tariffs.

Here are 10 policies that Trump and Republicans have floated to pay for their tax and spending priorities, the revenue or savings they are projected to generate over the next decade, and what economists say they would mean for the economy.

CRAIG HUDSON FOR THE WASHINGTON POST

House Speaker Mike Johnson (R-Louisiana) talks to the press Dec. 5 at the U.S. Capitol. Republicans plan to extend 2017 tax cuts set to expire at the end of this year.

Impose new tariffs: $2.7 trillion

"To me," Trump said at a news conference in December, "tariff's the most beautiful word in the dictionary." Trump campaigned on new tariffs on all imports, plus additional levies on Chinese imports. He has also threatened additional tariffs in recent weeks on products from Mexico — the United States' largest trading partner — and Canada.

Tariffs could raise a significant amount of revenue. The Committee for a Responsible Federal Budget projected during the campaign, before Trump pitched additional tariffs on North American trading partners, that they could bring in $2.7 trillion over 10 years.

But much of that would be paid by U.S. consumers, most economists say, rather than foreign countries. That's because importers usually pass the cost of tariffs along by raising the prices of their goods. In response, domestic producers often raise prices to increase profit margins. And U.S. producers may face retaliatory tariffs from other countries, driving up the cost of domestic production and leading employers to cut costs at home.

Repeal clean energy programs: $700 billion

The Inflation Reduction Act of 2022 was one of President Joe Biden's chief legislative victories and the largest investment to fight the climate crisis in U.S. history. Trump and congressional Republicans have taken aim at the law to unwind much of Biden's legacy and spur domestic fossil fuel production.

Among the moves that could raise revenue: revoking the law's $7,500 electric vehicle tax credit, new vehicle emissions rules and other incentives for clean energy production. Trump and the GOP could also green-light a major expansion of energy production on protected federal lands. Together, the CRFB projected, that could produce $700 billion in cost savings and new revenue over the next decade.

Cut 'unauthorized' programs: $516 billion

Before Congress spends money, it is supposed to "authorize" that spending by passing a separate law that sets policy priorities for the funding. But that practice has mostly gone extinct in recent years, as stand-alone spending laws have come to dominate congressional policymaking.

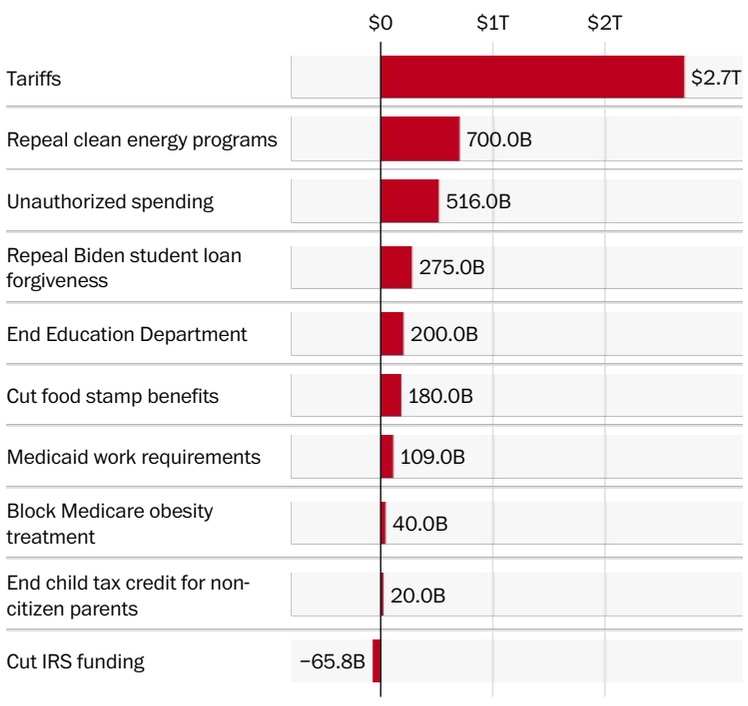
The shift has resulted in a giant pot of money that has been appropriated but not explicitly authorized. The leaders of Trump's "Department of Government Efficiency," or DOGE, have signaled plans to claw back at least some of that funding. But spending for a number of vital programs is not explicitly authorized, according to the Congressional Budget Office, such as veterans' health care and NASA. Nixing all unauthorized spending would yield $516 billion, according to the CBO.

Cancel student loan forgiveness: $275 billion

Biden's repeated attempts to forgive federal student loans have been struck down by various courts. His latest attempt still stands, pending other legal challenges, and reversing it could save $275 billion over 10 years, according to the CRFB.

Trump also could repeal a rule that cancels student debt for borrowers facing economic hardship and another that cancels some debt interest payments. Congress also could limit presidential authority to unilaterally forgive student loans, which the CRFB projects would save another $30 billion.

Republican proposals to pay for new tax cuts



Source: Congressional Budget Office, Committee for a Responsible Federal Budget

JACOB BOGAGE / THE WASHINGTON POST

Eliminate the Education Department: $200 billion

Trump campaigned on eliminating the U.S. Education Department and diverting much of its resources to state and local education officials. But even without a Cabinet department, eliminating all of the agency's spending would be almost impossible: Local jurisdictions around the country rely on billions of dollars annually to support low-income students and low-performing schools.

Preserving that money while cutting the Education Department could net $200 billion in savings over 10 years, according to the CRFB.

Cut food stamp benefits: $180 billion

In 2021, the Biden administration unilaterally implemented the largest increase in nutrition assistance benefits in U.S. history, a move hailed by anti-poverty advocates. Slashing that expansion could save $180 billion over the next decade, the CRFB found.

Trump and Republicans would have other options, too. Phasing in cuts to food assistance could save around $110 billion, the CRFB projects. Legislation preventing future benefits increases similar to the one Biden enacted would save another $40 billion.

Finally, The Washington Post reported in November that stricter work requirements also are under consideration. That could save another $11 billion, according to the CBO.

Impose Medicaid work requirements: $109 billion

Medicaid, the public health insurance program for low-income individuals, does not have a work requirement. In his first administration, Trump issued waivers allowing 13 states to implement work requirements (only one state ultimately followed through), but Biden rescinded that policy.

Reversing Biden's action would reduce federal spending by another $30 billion, according to the CRFB. Meanwhile, The Post reported in November that Republicans are considering a national Medicaid work requirement. That could save $109 billion, the CBO reported in 2023, but it also could kick tens of thousands of people off health insurance.

Withhold anti-obesity drugs: $40 billion

In November, Biden proposed a rule to require Medicare and Medicaid to cover the cost of anti-obesity medications, such as Ozempic, Wegovy, Mounjaro and Zepbound. Blocking that rule, according to the CRFB, would claw back $40 billion over 10 years.

End child tax credit for noncitizens: $20 billion

The child tax credit played a major role in the 2024 campaign, and Congress came very close to passing legislation in August to expand it. Currently, the CTC gives all parents a tax break for taking care of their children, including noncitizens with children who are U.S. citizens. The amount of the credit increases as recipients earn more income (up to a certain threshold), a design that's supposed to encourage work.

Congress could change CTC eligibility to require both parents and children to have Social Security numbers. That would prevent many immigrant families from accessing the tax credit, reducing federal spending by $20 billion, according to the CRFB.

Cut IRS funding: -$65.8 billion

Biden's Inflation Reduction Act pumped an extra $80 billion into the Internal Revenue Service to increase scrutiny of wealthy taxpayers and major corporations, as well as to improve customer service. Republicans have so far rescinded $20 billion — and they want to cut more.

By reducing collections from tax cheats, those cuts would actually cost more than they save: The CBO projected last year that stripping $20 billion from the IRS would increase the national debt by $65.8 billion.

Two tech investors lend support to Musk in lawsuit against rival OpenAI

BY GERRIT DE VYNCK

Tech mogul Elon Musk intensified his legal battle with ChatGPT-maker OpenAI in the days after Christmas. Court filings show two prominent tech investors lending support to the billionaire's allegations that the company unfairly blocked potential backers from investing in its rivals.

The dispute between the world's richest person and one of the world's most valuable startups sets up a potential court battle over OpenAI's future. The artificial intelligence developer is trying to restructure itself to remove the oversight of its nonprofit board, freeing it to pursue profits more like a conventional tech company.

Musk is asking a federal court in Northern California to block OpenAI from changing its structure, arguing that a nonprofit can't walk away from its original mandate backed by donors like himself.

Musk helped found OpenAI in 2015 and was a major funder of the project before splitting with his co-founders in 2018 after attempting to take control of the project.

The billionaire also wants OpenAI to be prohibited from forcing its investors to decline to support competing AI companies, such as his own AI start-up, xAI.

Musk's company, which offers the chatbot Grok, announced $6 billion of new funding last week from investors including Morgan Stanley and an investment fund associated with the Saudi royal family.

Also last week, progressive tech advocacy organization Encode filed a friend-of-the-court brief expressing support for Musk's claims against OpenAI. Encode's filing was backed by several AI researchers, including Geoffrey Hinton, a former Google researcher who shared a Nobel Prize last year for his work on AI.

"OpenAI was founded as an explicitly safety-focused nonprofit and made a variety of safety related promises in its charter," Hinton said in a statement released by Encode. "Allowing it to tear all of that up when it becomes inconvenient sends a very bad message to other actors in the ecosystem."

On Monday, Kathy Jennings, the attorney general for Delaware, where OpenAI is incorporated, filed a brief in the case saying she was talking with the company about its plans and would step in if she believed it was breaking the law.

Musk added new support from prominent tech investors to his legal assault on OpenAI in sworn declarations filed late last week by the entrepreneur and three allies.

They alleged that OpenAI told potential investors last year that they could back the company only if they committed not to invest in rival AI developers, including Musk's AI start-up.

Antonio Gracias, CEO of investment firm Valor Equity Partners, which has invested in xAI, said in a filing that it was widely known among investors that OpenAI had made withholding from investments in competitors a provision of its latest funding round.

Gavin Baker, managing partner of hedge fund Atreides Management, which has invested in Musk ventures including electric automaker Tesla, said in his own declaration that the competitor investment ban was common knowledge among top tech investors.

Gracias and Baker did not claim in the filings to have heard directly from OpenAI's leaders about the alleged condition placed on prospective investors in the company.

Jared Birchall, chief financial officer of Musk's xAI and a longtime lieutenant to the billionaire, said in his own declaration filed with the court that an unspecified "reputable venture capital investor" told him of the restriction.

Jason Deutrom, a spokesperson for OpenAI, declined to comment on whether the company had asked investors not to invest in competitors. The company has disputed Musk's claims in court filings.

At the New York Times DealBook conference last month, OpenAI CEO Sam Altman said OpenAI investors who also invested in competitors would be cut off from receiving special information on OpenAI's business. He said in an interview with the Free Press last month that Musk was "clearly a bully."

The battle between Musk and Altman, two of the tech world's most powerful men, erupted into public view last February.

Musk sued OpenAI and Altman that month in state court in San Francisco. He alleged the company's leaders tricked him and others into supporting a company pledged to bettering humanity, but pivoted it into a for-profit enterprise. He later dropped the suit but filed a similar one in August in federal court in California.

OpenAI announced in October that it had raised $6.6 billion in new investment funding, valuing the company at $157 billion. The following month, Musk widened his suit to also allege that OpenAI worked with its main backer, Microsoft, to unfairly squash competition in AI. Microsoft has denied the allegations in court filings.

The stakes of the dispute have potentially been heightened by Musk's becoming one of President-elect Donald Trump's closest advisers, potentially giving him sway over AI regulations that would affect OpenAI and the rest of the industry.

Russia no longer able to supply gas to Europe via Ukraine

UKRAINE FROM **A1**

and civilians and laid waste to swaths of the country since 2022, Ukraine had continued to allow Russian oil and gas to cross its territory to serve its European neighbors — generating revenue for Kyiv and Moscow and illustrating how hard it is for the bitter enemies to cut ties.

Ukrainian Energy Minister German Galushchenko confirmed in a statement Wednesday that Russian gas had ceased flowing through Ukraine.

"This is a historic event. Russia is losing its markets; it will suffer financial losses. Europe has already made the decision to abandon Russian gas," he said Wednesday on Telegram.

Ukrainian President Volodymyr Zelensky called the gas stoppage "one of Moscow's biggest defeats," in a post to X on Wednesday.

European Union leaders insist they can cope without the gas transiting via Ukraine, saying that the bloc has worked steadily over the past three years to cut its dependence on Russian gas, slashing imports fourfold. According to the Brussels think tank Bruegel, 5 percent of Europe's gas imports came through Ukraine, based on data from the first eight months of 2024.

In the run-up to Wednesday's cutoff, European energy officials had been coordinating with the nations most dependent on Russian gas — mostly those in Central and Eastern Europe.

In a recent report, the European Commission described the bloc's gas system as "resilient and flexible" and said that all member countries can now access liquefied natural gas imported from elsewhere.

"The European Union is well-prepared to face the end of gas transit via Ukraine," the report said. The gas "transiting via Ukraine can be fully replaced by LNG and non-Russian pipeline imports via alternative routes."

Ukraine was once the main route for Russian gas to Europe. However, the opening of the Nord Stream 1 gas pipeline project in 2011, which sent Russian gas directly to Germany, greatly reduced Ukraine's role.

The Nord Stream 2 pipeline — which was completed but never entered service because Germany halted its certification in February 2022 amid Russia's full-scale invasion of Ukraine — could have removed the need for Ukraine's pipeline system entirely.

In 2014, Kyiv's forces began fighting Russian troops and Russian-backed separatists in eastern Ukraine. But officials in Kyiv insisted that Ukraine needed to preserve its leverage over Moscow as a middleman for Russian gas for security reasons — and to keep earning billions of dollars from transit fees.

In 2019, the two sides reached a deal to continue the transit of Russian gas until the end of 2024. Moscow was obligated to pump some 40 billion cubic meters of gas annually through Ukraine's gas transit system or pay Kyiv the difference if it fell short. In 2022, Moscow also sent about 300,000 barrels of oil per day through the Druzhba — or "Friendship" — pipeline, part of which crosses Ukraine.

After Russia's full-scale invasion in February 2022, Ukrainian officials called on their European allies to greatly reduce and eventually cut off all gas imports from Russia — a major revenue source for Moscow that was helping fund its war machine.

Nevertheless, Russian oil and gas continued to cross Ukrainian territory. Ukrainian officials said they needed to uphold their contractual obligations, especially to show the Europeans that they were reliable business partners.

In September 2022, an explosion damaged the Nord Stream 1 and 2 pipelines but left one branch of Nord Stream 2 still operational. The attack was coordinated by a Ukrainian military officer, The Washington Post reported. Ukraine had long complained that Nord Stream would allow Russia to bypass Ukrainian pipes — and give Russia a stranglehold over European gas supplies.

Last year, Ukrainian officials made clear that they would not renew the transit contract with Russia — causing friction with some of Ukraine's neighbors that receive discounted Russian gas through the pipeline and had pushed for an extension of the deal.

On Wednesday, authorities in Moldova's breakaway region of Transnistria said they were cutting off heating and hot water, after Russia's Gazprom stopped supplying Moldova with gas crossing Ukraine. However, on Saturday, Gazprom also said it would be halting gas supplies on Jan. 1 over hundreds of millions of dollars in unpaid debts, a claim that Moldovan officials reject.

In particular, tensions have spiked between Ukraine and Slovakia. Slovak Prime Minister Robert Fico last month paid a surprise visit to Moscow to discuss gas deliveries with Russian President Vladimir Putin. The next day, Zelensky criticized Fico for the visit and his reluctance to end his country's dependency on Russian gas, calling it a "big security issue" for Europe.

On Friday, in response, Fico posted a video on Facebook in which he threatened to cut off emergency electrical supplies to Ukraine, which the country buys as it experiences power cuts due to Russia's ongoing assault on Ukraine's energy system.

"After January 1, we will assess the situation and the possibilities of reciprocal measures against Ukraine," Fico said.

Zelensky responded with a statement on Telegram accusing Fico of opening "a second energy front against Ukraine, at the expense of the interests of the people of Slovakia," on the orders of Putin — accusations rejected by Slovakia's Foreign Ministry.

Now, despite Fico's efforts, Russian gas has stopped traversing Ukraine.

"The Russian gas monster is in convulsions," Victoria Voytsitska, a civil society leader and former parliament deputy who lobbied Ukrainian and European officials to close off the transit route, wrote on Facebook. But Moscow was trying to mobilize "all its levers of influence," including European politicians, to get it to resume, she wrote.

"This gas has been an instrument of the Kremlin's economic and political influence on Europe for decades," Voytsitska added. "For the past 10 years, it has provided the most liquid channel for financing the Russian military machine."

ANATOLY MALTSEV/EPA-EFE/SHUTTERSTOCK

Russian energy company Gazprom had been sending natural gas to Europe using a route through Ukraine, per a deal that has now expired.

Ebel reported from London and Harlan from Rome. Natalia Abbakumova in Riga, Latvia, contributed to this report.

Aged clam may hold answer to a climate change mystery

Longest-living animal ever found could help scientists understand Atlantic's circulation system and predict when it might catastrophically collapse

BY SARAH KAPLAN

There was nothing outwardly impressive about the clam sitting on the deck of the research vessel Bjarni Sæmundsson. The dull, gray creature, dredged from the muddy bottom of the North Atlantic, was no different from the millions of mollusks caught and cooked each year for chowder.

But this clam was destined for something greater than a soup pot.

The humble bivalve — nicknamed Hafrún, an Icelandic word meaning "ocean mystery" — was the longest-living individual animal ever found by scientists. For 507 years, it had bathed in the shifting currents off Iceland, watching the surrounding water become more or less salty, enduring the rise and fall of ocean temperatures. And as the years passed, it recorded those observations in the molecular makeup of its shell, tracking the trajectory of a changing planet from a spot no human could reach.

Once it had been viewed beneath a microscope, Hafrún the clam would turn into a historian, giving researchers new insight into the mysteries of the deep sea. It would serve as a benchmark, allowing experts to make sense of changes they see in the ocean today. And it would become an oracle — helping scientists predict whether human-caused warming has pushed the Atlantic Ocean's sensitive circulation system toward a tipping point that could devastate the modern world.

Experts have long known that the Atlantic Meridional Overturning Circulation, or AMOC — the system of ocean currents that transports heat and salt between the Southern and Northern hemispheres — can suddenly and irreversibly shut down as a result of rising temperatures. A growing number of computer simulations, including two preliminary analyses published this past summer, have suggested that a collapse could occur as soon as 2050.

Yet many researchers warn that those findings can't be confirmed without real-world data — and scientists haven't been monitoring the AMOC long enough to detect trends in its behavior or determine exactly when it might change.

Enter the clams.

The ocean history these organisms record provides "a natural laboratory to really understand the system," said David Reynolds, a marine climate scientist at the University of Exeter. "We can answer questions we couldn't ask before."

Earth's circulatory system

Scientists often refer to the AMOC as a conveyor belt of the ocean, carrying water across hemispheres and from the surface to the ocean depths. But that metaphor belies the sheer size and complexity of the current, which is more akin to a human's circulatory system. It is a core component of a healthy planet — as vital as blood, as powerful as a beating heart.

The cycle starts in the South Atlantic, where the surface of the ocean is warmed by the tropical sun. As the water drifts across the equator and moves northward, it begins to evaporate — concentrating salt in the current that's left behind.

That warm, salty water is propelled through the Caribbean, past the East Coast and across the Atlantic toward Europe, where it runs into the frigid waters of the Arctic. Laden with salt and starting to cool, it becomes denser and sinks toward the bottom of the ocean. This deep water then travels south along the seafloor, getting warmer, fresher and less dense until it finally hits Antarctica and is pulled back to the surface.

The world as we know it is a product of this vast overturning. The AMOC moves carbon deep into the ocean and transfers heat at a rate of 1 quadrillion watts per second — 50 times the rate of energy use by humankind. It shapes the band of clouds that encircles the Earth at the equator, delivering rain to Africa and the Amazon, and brings balmy temperatures to Northern Europe, explaining why Scotland is much milder than Alaska and Newfoundland despite being in the same latitude.

Differences in temperature and salinity are the engine of the AMOC. As long as North Atlantic water is salty enough — and therefore heavy enough — to sink as it cools, the system is self-reinforcing.

Yet over the past century, humans have warmed the planet by more than a degree Celsius (1.8 degrees Fahrenheit) and caused the Greenland Ice Sheet to melt at a pace now exceeding 270 billion tons of ice per year. That influx of fresh water interrupts the salty northbound current, slowing its descent toward the seafloor.

If meltwater continues to flood the North Atlantic, many experts fear that the AMOC may cross a tipping point where it can no longer sustain itself, abruptly and irreversibly shutting down.

A study published last February in the journal Science Advances used the amount of fresh water moving around the South Atlantic to suggest that the AMOC had gotten much weaker. Some of the same researchers suggested in preliminary analyses this summer that the system is likely to collapse around the middle of the century if the world remains on its current warming trajectory, and that it could tip even if humanity manages to limit warming to just over 2 degrees Celsius (3.6 degrees Fahrenheit).

Meanwhile, real-world observations have revealed subtle signs that the system isn't functioning as it should. Even as the rest of the planet warms as a result of greenhouse gas emissions, a patch of water below Greenland has gotten colder — a hint that the ocean conveyor belt isn't carrying as much warm water as it once did.

In October, dozens of top climate scientists issued an open letter calling on Nordic leaders to "take seriously" the risk of an AMOC collapse in the coming decades. Even a partial shutdown could lead to dangerously harsh winters in Northern Europe, as well as sea-level rise on the U.S. East Coast and dramatic shifts in rainfall around the equator.

Yet ongoing uncertainty about the AMOC's future makes it hard to communicate the threat, scientists say.

Computer simulations may suggest a collapse is possible, said Maya Ben-Yami, a climate scientist at the Potsdam Institute for Climate Impact Research, but they don't perfectly simulate the complexity of the real world. She found that the models used to predict the AMOC's behavior are too full of uncertainties to pinpoint exactly when the system could collapse. And direct measurements of the current's strength, gathered by a network of floating sensors, go back only two decades — not nearly long enough to detect significant changes in a system that takes 1,000 years to complete a single cycle.

"If you want to do some sort of extrapolation into the future, you need something that goes back much further in the past," Ben-Yami said.

The trees of the sea

Sclerochronologists — scientists who tell time through shells and bones — can't take credit for discovering that clams are astute record-keepers. That honor goes to Aristotle, who in 4th century B.C. observed that lines on the animals' shells represented a year's worth of growth.

But it wasn't until the past few decades that researchers realized they could use those lines to learn about the history of the ocean, much the way they use tree rings to understand past temperature and weather on land.

A wide line in a shell generally indicates a year of warmer waters and abundant food, Reynolds explained. The types of carbon and oxygen atoms found in the lines can point to whether the clams' habitat was dominated by deep Arctic water or warm surface currents from the south.

PHOTOS BY GABRIELLA DEMCZUK FOR THE WASHINGTON POSTP

Parts of Hafrún, a 507-year-old Arctica islandica clam, the oldest individual animal known to science.

Few species are more valuable for this research than *Arctica islandica* — the group of bivalves that includes Hafrún as well as many of the clams eaten by humans. In the frigid waters of the North Atlantic, where creatures grow old by growing slow, there are Arctica islandica that were alive for the invention of the thermometer, the founding of New York and the discovery that the sun sits at the center of the solar system.

No other organism has been tracking the ocean in as precise detail, for as long — not even humans.

"That's how they got the nickname 'the trees of the sea,' " Reynolds said.

Nearly two decades ago, as a young researcher, Reynolds was hired to help sort through thousands of living and dead clams that had been collected by the RV Bjarni Sæmundsson. In a laboratory at Bangor University in Wales, he painstakingly sliced shells open and peered at them under a microscope, looking for patterns and seeking out overlaps in their rings. Measuring down to a fraction of a millimeter, he drilled microscopic samples from each annual line and determined their chemical compositions.

By matching up the shells from clams of different ages, Reynolds and his colleagues were able to create a timeline that extended back 1,357 years, all the way to the middle of the 7th century.

The chronology, published in 2016, remains the longest annual record from anywhere in the ocean, Reynolds said. Other kinds of evidence, such as layers of seafloor sediment, extend further back in time. But they can't be pinpointed to specific years, making them less useful for cause-and-effect analyses.

"You have to have absolutely dated material to diagnose what's happening and what's changing first," said Iowa State University geologist Alan Wanamaker, who also worked on the clam timeline. "For the first time we could say, 'Did this cause this to happen? Or did it respond because that happened?' "

Crucially, the clam data came from a spot on the border between the AMOC and Arctic waters, where ocean conditions are heavily dependent on the strength of currents flowing from the south. And the chronology encompassed a dramatic climatic shift: the transition from the relatively warm ocean conditions of the medieval period to a much cooler 500-year stretch known as the Little Ice Age.

That got the attention of Beatriz Arellano-Nava, a fellow researcher at the University of Exeter who specializes in climate tipping points. She was on the hunt for subtle changes in the AMOC's behavior that might indicate it was on the precipice of a "critical slowing-down," she said.

A tipping element in Earth's climate, experts often say, is like a person leaning back in a four-legged chair. As long as it isn't pushed too far, the system can quickly recover from disturbances and return to its original, stable state. But as it tilts toward its tipping point, the system becomes wobbly. Its variations get bigger and last longer. This lack of resilience is thought to be an early warning signal of a tipping element nearing collapse.

Perhaps, thought Arellano-Nava, the clams might have captured this kind of signal in the years leading to the Little Ice Age, which roughly spanned the years 1300 to 1800. And if scientists could identify the warning signs that preceded the Atlantic's sudden cold snap more than 700 years ago, it might help them understand what is happening to the AMOC today.

Warning signs

In the year 649, paper money was a hot new invention, Visigoths controlled Spain and Portugal, and a young clam was beginning its life near the Icelandic island of Grimsey.

The bivalve was born at an opportune time, just before a natural increase in solar radiation and decline in volcanic activity that contributed to higher temperatures in the Northern Atlantic. As the clam aged, it enjoyed longer growing seasons and increasingly abundant food — allowing it to add ever-thicker annual lines to its shell.

The prime conditions also had a chemical effect on the clam. Warm ocean water tends to contain more of a lighter form of oxygen, known as oxygen-16, while colder waters are disproportionately laden with a heavier atom called oxygen-18. Relatively large amounts of oxygen-16 in the clam's shell attest to the balmy seas surrounding it.

By the time this clam — the oldest in Reynolds's chronology — died in 988, the Northern Hemisphere was near the peak of a warm period known as the Medieval Climate Optimum. The Vikings had ventured all the way to Greenland, and England was temperate enough to grow grapes for wine.

But change was on the horizon. Around 1180, several clams living near Grimsey began to record strange shifts. Stretches of poor growing conditions were more frequent and lasted longer. The ratio of oxygen-16 to oxygen-18 started to fluctuate, hinting at an ocean climate that oscillated between extremes.

"You can tell it is losing stability," Arellano-Nava said. "The environment is really struggling to maintain equilibrium."

Other material from the bottom of the ocean, including bits of debris that were originally part of Greenland, suggest that chunks of glacier ice were falling into the ocean around this time. This would have diluted the saltwater of the AMOC, causing it to weaken and creating the fluctuations that were recorded by the clams.

The volatility subsided toward the end of the 13th century, but it returned with a vengeance around 1330. First came wild fluctuations in the clam shells' oxygen ratios. Then indicators of temperature took a nosedive. The growth lines in the shells became thinner, as colder conditions depleted the clams' food supply.

Above the surface, humans were also struggling to survive. Historical records from Northern Europe document harsh winters and brutal famines, as regional temperatures fell by 1 to 2 degrees Celsius (1.8 to 3.6 degrees Fahrenheit). Meanwhile, tropical regions saw major shifts in rainfall patterns, disrupting societies from India to the Amazon.

Scientists debate what exactly caused the Little Ice Age: Changes in solar radiation, volcanic activity and the reforestation of North America after the decimation of Native American populations have all been blamed. Yet the first unstable episode in the shell record preceded those potential causes, suggesting that the ocean played a critical role, Arellano-Nava said.

Because the changes were concentrated in the North Atlantic, the AMOC couldn't have completely broken down, she explained. But there did seem to be an abrupt downturn in a crucial component of the system, known as the subpolar gyre, that prevented warm water from flowing to the clams' seafloor home. Frigid Arctic currents filled the void, helping to trigger a regional cold snap. Meanwhile, solar and volcanic factors probably contributed to and amplified the change.

Tim Lenton, who directs the Global Systems Institute at the University of Exeter and contributed to the Little Ice Age study, called a subpolar gyre downturn "the little brother of an AMOC collapse."

"The AMOC could step down in strength without completely collapsing," Lenton said. "And the impacts could hit you quite quickly."

What's more, Arellano-Nava added, the clam records show that there were warning signs for the transition, though no human knew it at the time. The fluctuating growth lines and shifting chemical compositions are indicators of the gyre critically slowing down — the wobbles of someone tilting back in a chair just before falling.

An uncertain future

To scholars of Earth's climate, the clam shells and other ancient records are like pieces of a vast puzzle. With each new study, they get a slightly clearer picture of what the world once was.

But the longevity of clams like Hafrún means they're not solely useful for looking backward.

"Now that we know they are good for recording [the AMOC] critically slowing down, that unlocks the potential of these records to provide early-warning signals for the future," Arellano-Nava said.

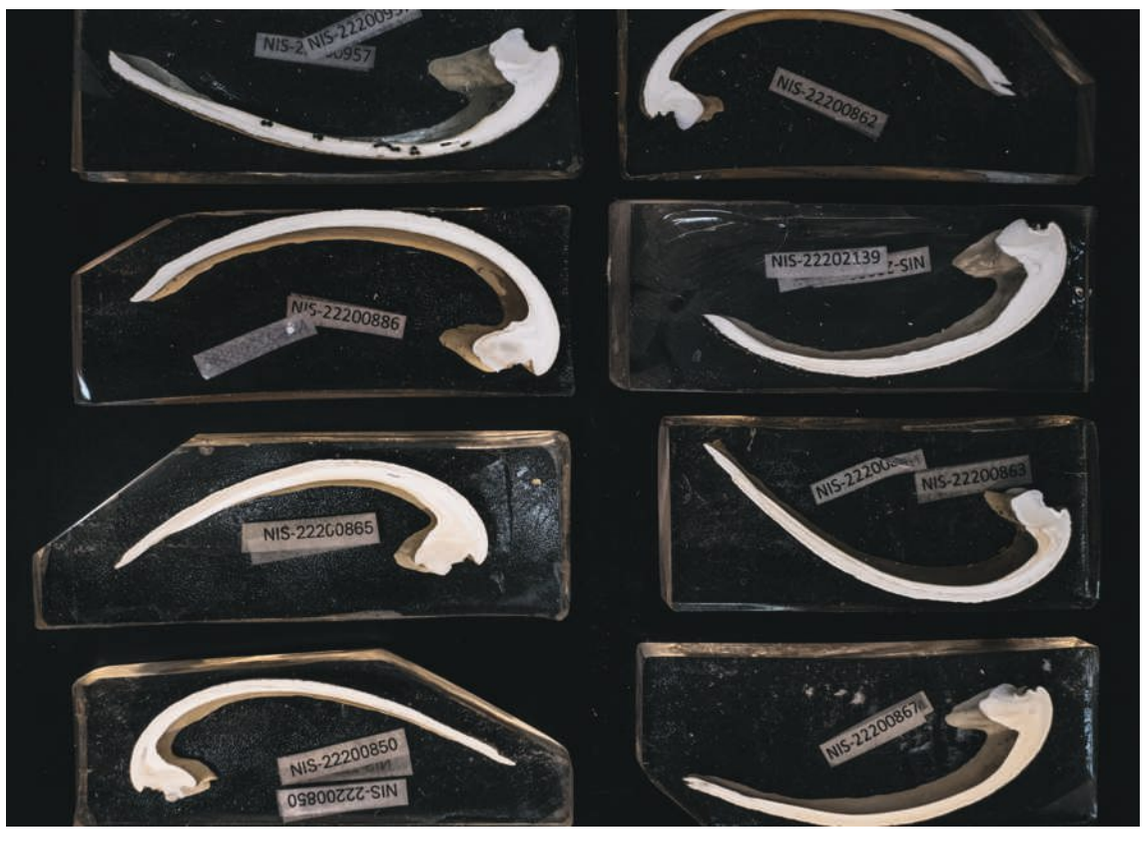
She is now studying other clams that lived across the North Atlantic over the past century — and has discovered many of the same chemical signals that could be seen in the medieval shells. In unpublished research presented this year at the European Geological Union's annual conference, she argues that the evidence from the modern clams is an early-warning signal that the subpolar gyre is "highly unstable" and approaching a tipping point once again.

That follow-up study has not yet been published in a peer-reviewed journal. But it jibes with other analyses showing instability in the region, as well as a recent paper suggesting that the gyre could collapse much faster than the full AMOC — possibly at a lower level of warming.

That doesn't necessarily mean the planet is headed for a repeat of the Little Ice Age, Arellano-Nava cautioned. Modern environmental conditions are quite different from those that existed in the 13th century. And it remains to be seen whether the chemical signals that heralded a tipping point 800 years ago have the same implications in today's much hotter world.

But with the planet now warming faster than ever, Lenton said, there's plenty of reason to curb greenhouse gas pollution. Otherwise, he fears that the AMOC might pass its tipping point before scientists have enough evidence to be certain about its fate.

"I'm not sure [the data] will come in time before nature is giving us the answer," he said. "Sometimes you know enough to know you have to act."



Slivers of Arctica clams, encased with plastic to create film duplicates, at the University of Exeter.

THURSDAY OPINION

‘B4.’ ‘After!’ And forevermore.

When the Virginia legislature convenes in January 2025, it ought to take up an amendment to Title 18.2 of the Virginia state law that would allow seniors living in 55-and-older communities, independent-living facilities and assisted-living facilities the legal right to conduct cash bingo games in community facilities.

Under the current law, such games are not legal without permits that come with onerous requirements. The possibility of being hauled off to jail for playing bingo would probably be a new experience for many seniors, but not the kind of luxury vacation many of us had in mind when joining these communities. And while sending mug shots for seniors’ Christmas cards would be an unexpected surprise to family members, this is not in the best interests of the 1.9 million seniors 60 or over who are living in the commonwealth.

There are hundreds of communities and facilities in Virginia for those ages 55 and up, seniors in need of assisted living, and those who desire independent-living settings. All of these places would be in violation of the statute if they conducted cash bingo games. These games often involve only small amounts of money, but the enjoyment of shouting “Bingo!” and collecting $5 is a highlight in the lives of many seniors, and for good reason.

People are living longer, the population of seniors is growing, and loneliness and isolation impact thousands of older people. Allowing activities that encourage socialization, increase cognitive skills, stimulate motor skills and increase hand-eye coordination all have direct benefits to this age group. Denying seniors the opportunity to play low-stakes bingo in their community facilities is something we strongly disagree with.

Seniors are not often heard, but we do vote. And we just want to play bingo legally.

Pam Pospisil *and* **Mike Flood**, *Fredericksburg*

These dungeons are home. These dragons forged friends.

Regarding the Aug. 4 commentary “For Dungeons & Dragons, the magic is in the memories”:

Dungeons & Dragons saved my sanity. I moved to the United States in 2016, and those first few years were hard. Even though I had it much better than most immigrants, I still struggled to cope with being an outsider. Everything reminded me that I wasn’t from here — including the well-intentioned but constant “Where are you from?” that inevitably followed after I opened my mouth.

That was until a few of my wife’s college friends said they’d try D&D. I quickly volunteered to be the dungeon master. I had played a little through the years, and I had always loved telling stories.

I spent days, weeks even, painstakingly writing out the world I wanted to create for everyone. I still remember that first game, gathered around a table in my small apartment in Queens during the dog days of summer, laughing and drinking and eating and rolling the dice. The sharp intakes of breath as the party narrowly avoided death. The pride as they figured out their first puzzles. The deep sighs of relief as they avoided their first traps. Their glee in outwitting the dungeon master.

For the first time, I wasn’t James, Veronica’s English husband. I was James, the dungeon master. Their dungeon master. Over countless hours of swords and sorcery, we became friends. I was one of them, and I belonged. Every time I open up my books, set out my dice and look around our table, I feel that way again.

Thanks, D&D, for giving an immigrant who felt lost in a peculiar place — rootless and alien — something we all want more than anything else: a home.

James Rundle, *New York*

Swooning to crooning

In his March 25 essay, “Take it from me: See your music heroes before it’s too late,” Post columnist Marc A. Thiessen chronicled his passion for concertgoing. We asked readers to share their most indelible live-music memories.

My dad learned to speak English in Cuba listening to two things on the radio: Yankees games and Frank Sinatra. When we came to this country, while my friends had rock at home, I had big-band music. To this day, Sinatra is my favorite.

In college, I took a trip to New York City. I did all the great jazz bars, and I lucked out and got one ticket at the Uris Theatre to see Count Basie, Ella Fitzgerald … and my idol, Sinatra. I found myself sitting one row behind this strange, baldheaded guy in a huge sable coat and big — I mean really big — glasses: Elton John. He was eating the concert up.

We all saw Sinatra knock a woman out. Sinatra was singing the Beatles tune “Something,” one of the all-time classics. He was 57 or so then, and the audience was full of bobby-soxers from his Columbia Records days. In those days, it was not uncommon for those young ladies to stand through an entire performance and faint when “Ol’ Blue Eyes” started crooning.

So Sinatra hits the line “Something in the way she mooooves … ” and, as he gets to the last word, he spins to the audience, locks in on one of the women, enraptured as she must have been 30 years earlier, and points to her. Bam! She dropped like a rock. Her friends caught her and eased her down into her seat, fanned her for a moment so she could get a little air, then returned their attention to the reason they were in attendance.

Alex Castellanos, *Key Largo, Florida*

The fox in the IVF henhouse

So, Alabama has settled the question of which came first: the chicken or the egg.

The chicken is the egg!

Thomas McBirney, *Columbia*

E.T. phone anywhere but here

Regarding the March 9 front-page article “Pentagon report finds no evidence of alien visits”:

It’s unsurprising that the Defense Department has been unable to find evidence left by intergalactic tourists or explorers. The fringe writer Erich von Däniken might believe that aliens came here long ago and left evidence of their influence in archaeological features such as the Egyptian pyramids and the Nazca Lines in Peru. But, given the situation of this planet since about 1900, any beings smart enough to travel through interstellar space would be wise enough not to land here.

David Thomas, *Rockville*

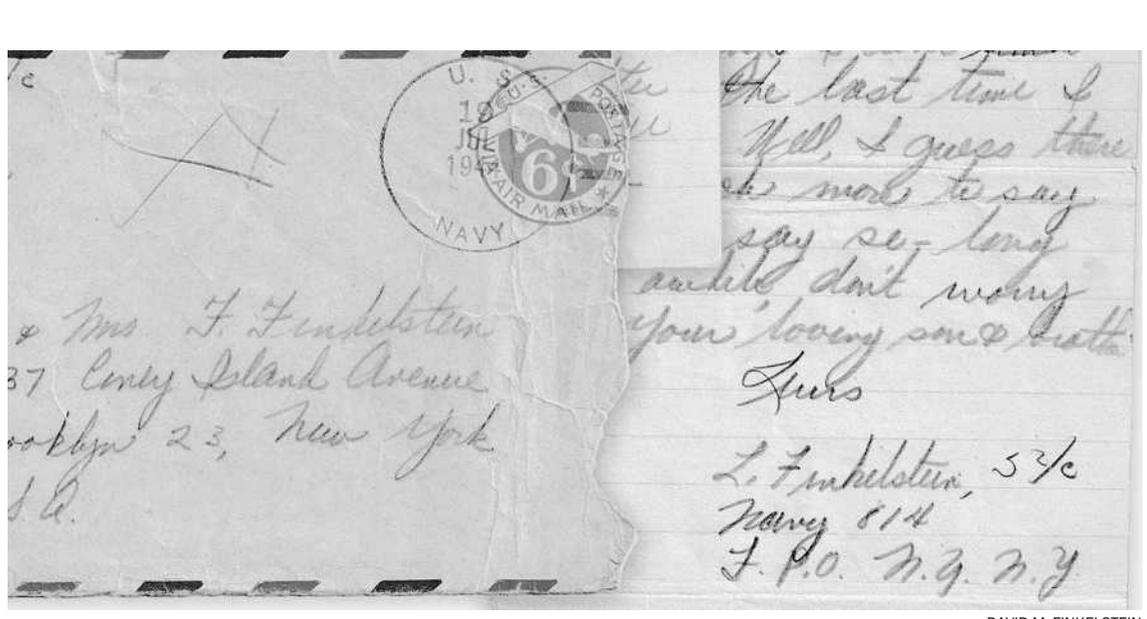
Letters of the year

The letters and community team reads tens of thousands of your submissions each year. Even in that deluge of physical and electronic mail, some letters stand out the moment we receive them and linger in our memories all year long.

The 2024 Letters of the Year were very short and unusually long, uproarious and solemn and exasperated, focused on tiny details and peering into the broad scope of history. But reading all of them felt like stepping into a conversation we longed to continue, turning a stranger into an intimate correspondent in just a short piece of writing.

Thank you for sharing yourselves with us this year. We can’t wait to hear more from you in 2025.

— Alyssa Rosenberg, letters and community editor



DAVID M. FINKELSTEIN

A letter David M. Finkelstein's father wrote to his family from a hospital in England after D-Day.

80 years after D-Day, a son’s salute

Each year, during the first days of June, my thoughts turn to my father. Eighty years ago, on June 6, 1944, he was one of approximately 150,000 Allied military personnel who participated in one of the most consequential moments of the Second World War in Europe: the Normandy landings.

My father graduated from high school in January 1944 as a 17-year-old. The country was accelerating high school graduations because of the need for manpower. By the time he turned 18 in February, he was already an enlisted man in the U.S. Navy, assigned to amphibious duty. On June 6, his job was to man the .50-caliber machine gun on a small landing craft with the first wave headed to Omaha Beach as part of an amphibious task force taking ashore the 29th Infantry Division.

Close to the beach, his landing craft was destroyed and sunk somewhere in the vicinity of Easy Red sector. He witnessed the death of a close friend before he was himself wounded — something that haunted him throughout the course of his life, and that I would not know about until he was well into his 80s and receiving counseling from the Department of Veterans Affairs. He was somehow fished out of the water unconscious, with head burns from ignited oil on the ocean’s surface and a shrapnel wound in his ankle. He woke up in a hospital in England, where he wrote the following letter to his parents.

I share it for several reasons: to commemorate the anniversary of the Normandy landings; to remember the nearly 3,000 Americans killed in action on that day and their families, who received government telegrams instead of letters like this one; because Father’s Day is approaching; and in sheer amazement of how the extraordinary was made to sound so ordinary by him and thousands like him.

July 19, 1944

Dear Mom, Pop, & Rita,

Well, by the time you get this letter you will have probably received a telegram that I was hurt. I am OK and feeling fine. I hurt my left leg, and I don’t know how long I will be here. So please don’t worry, everything will be OK. I was hurt on June 6th and arrived at the hospital the night of the 7th. I’m getting the best care anyone could ask for. As for what happens after this, I don’t know. It will probably take a couple of months till I am able to walk around again. The only thing that worries me is that I won’t be receiving mail for some time now.

How is everything back home? Is Pop still on day work? Bet he’ll never get used to it. Gee, I can’t think of anything to write at all. Did you hear anything new from Walter? By reading the news about the Pacific he must be right in the middle of it. The chow here is good. Today I had half a fresh orange. I don’t remember the last time I had one.

Well, I guess there isn’t much more to say, so I’ll say so long for a while, don’t worry.

Your loving son and brother, Lewis

My father recovered from his wounds and was sent back to the front as the Allies raced across Europe, towing landing craft to ford rivers. He was part of the U.S. Navy contingent that captured the German naval yards in Bremen and spent over a year doing occupation duty — all before he turned 20. He went on to become a husband, father, letter carrier and scoutmaster.

As he wrote 80 years ago, “Well, I guess there isn’t much more to say” except this: We remember with awe the anniversary of D-Day. And happy Father’s Day, Dad.

David M. Finkelstein, *Burke*

A Thanksgiving message in a bottle

Once again this year, I give thanks that I didn’t die in a savage storm on the high seas of the North Atlantic on Thanksgiving in 1956, when I was in my 20s.

Two girlfriends and I were returning to the United States after rambling around Europe for three months on a budget of $5 a day.

We were supposed to be on a steamship of the American Line, but being carefree and almost out of cash (and stupid), we had canceled those high-priced reservations to get money to buy tickets to a bullfight. Not just any old bullfight, but Spain’s famous annual charity bullfight in Madrid, which would attract dictator Francisco Franco, Ernest Hemingway and Xavier Cugat. We had to go! (We did, they did, and it was fantastic!)

That’s how we wound up on the very small, very slow, very low-price, storm-tossed Spanish freighter Guadalupe along with tons of melons, sherry, fighting cocks and horses for Mexico’s bullrings. Most of this cargo was stored on the boat’s open decks, where it perilously shifted around as the Guadalupe was tossed like a matchstick on monstrous swells. I crawled to the deck and cried for the terrified, battered horses in lurching, makeshift stalls, their eyes rolled back with only the whites showing.

Our third-class area was crammed with small, ancient, black-clad Spanish ladies who huddled together, fingering prayer beads. Their mournful prayers echoed through the ship, competing with the creaking timbers and hammering waves. My journal of that trip calls this the “most terrifying experience of my life, being up against the sea and weather, things infinitely stronger than I have ever encountered. I’m hemmed in a tiny cabin.”

When calm returned, we wrote a note about our experience, sealed it in our Thanksgiving wine bottle and tossed it overboard.

Calm weather also brought a complete change: music, champagne and dancing in the small lounge with the young, flamboyant ship’s officers and a Cuban sugar plantation owner who, on the last day of the voyage, proposed to me! It was tempting. He was handsome. Rich. Great dancer.

After intense thought and prayer, as we sailed by the Statue of Liberty, I said no.

That “no” is another reason I give heartfelt thanks today.

Barbara Morris, *Falls Church*

From ancient grudge break to new mutiny

Regarding Colbert I. King’s Sept. 21 op-ed, “A vanishing hope for peace in the Holy Land”:

In 1994, an Israeli-Palestinian production of “Romeo and Juliet” was jointly staged by the Al-Kasaba Theatre in Ramallah and the Khan Theatre in Jerusalem. Kalifa Natur played a Palestinian Romeo and an Israeli, Orna Katz, played Juliet. The actors committed to continuing the production, even through the wrenching massacre at the Cave of the Patriarchs, in which an extremist Zionist murdered 29 Muslims at prayer.

In the bilingual production, the Montagues spoke Arabic to each other, while the Capulets spoke Hebrew. The dialogue was subtitled so all viewers could understand what the actors were saying, though as an article in The Post about the production noted, the actors could not always understand each other’s languages.

The production was widely covered, including on “Nightline,” as a symbol of hope. A year later, Ted Koppel returned to the Holy Land, and he related that Natur, who played Romeo, was shot dead while allegedly throwing stones at Israeli soldiers.

Now, yet again, we see the message of “Romeo and Juliet” playing out loud and clear. This cycle of death and destruction will happen again and again until an understanding of common humanity prevails and everyone in the region comes to the realization that they are destined to live together in either murderous conflict or cooperation and peace.

Last year, at the start of the current conflict, Israeli National Security Minister Itamar Ben Gvir wrote that “as long as Hamas does not release the hostages in its hands, the only thing that needs to enter Gaza are hundreds of tons of explosives from the Air Force, not an ounce of humanitarian aid.”

Does Mr. Ben Gvir not realize that killing Palestinian civilians and their children will not make his family or Israel safer, but only condemn his country to an ever-repeating future of escalation, violence and death? After a year of bombing and fighting in Gaza, and the deaths of tens of thousands of people, the terrorist organization Hamas is still there, weakened but not defeated, and the war proceeds with no apparent end in sight. Prime Minister Benjamin Netanyahu has now initiated another campaign in Lebanon aimed at killing the leadership of Hezbollah, at the cost of killing and injuring hundreds of innocent civilians, with the promise that this will bring peace and security to the people of Israel. The lessons of previous military campaigns in the area have proved to bring neither.

At the end of “Romeo and Juliet,” the Montagues and Capulets realize their complicity in the tragedy, come together to mourn the death of their children and resolve to reconcile their differences. Will this ever be possible in the Holy Land? New leadership is obviously urgently needed on both sides to chart a new, more hopeful course.

Jack Hicks, *Santa Fe, New Mexico*

D.C.’s new pandas are named what now?

As a former Washington resident and lifelong panda observer, I followed with keen interest in this black-and-white paper the return of our black-and-white, four-pawed friends. Though the Smithsonian’s National Zoo is a far cry from the Chengdu Research Base of Giant Panda Breeding, it is a cute and delightful corner of our nation’s capital.

Of course, as a Mandarin speaker, I could not help but smile as I read the names of our new Sichuanese immigrants: Bao Li and Qing Bao. How thoughtful of our friends across the Pacific to have given these bears monikers that can translate to “violence” and “intelligence report.” These names are truly fitting for these temporary visitors from China to our leafy capital city.

One wonders if the slight from Beijing is but a gentle mocking jest, a rude gesture that has gone unnoticed because of the lamentable decline in Chinese literacy these days in Washington.

Nonetheless, I will dutifully parade in front of these ursine visitors to watch them laze and dawdle through their daily routines. But how nice would it have been to instead welcome a pair of delightful Formosan black bears, with their protuberant snouts and lunar markings?

Sasha Chhabra, *New York*

Sssssafe and sssssecure

Regarding Fredrick Kunkle’s March 6 Wednesday Opinion essay, “I’m glad I had a gun. I’m even happier I didn’t use it on an intruder.”:

Unlike Mr. Kunkle, I’m glad I don’t have a gun and am glad I never needed one. What I do have is the best security system in Arlington.

When I purchased my new townhouse 43 years ago, I learned that most break-ins and burglaries occur within the first year of occupancy. I took a white index card and taped it at eye level to my front and rear doors. With a Sharpie in hand, I neatly wrote, “Workmen: Before doing the required work, please check with me to make sure my snakes are secured in their cages.”

My only prayer was that anyone attempting to break in could read. Friends and neighbors asked the same four questions:

How many snakes do you have? Two. What kind are they? A boa and a python. How big are they? Three feet and five feet. I would then ask, “Would you like to see them?” Everyone emphatically replied, “No!” The only three people who took me up on my invitation were the Arlington County police officer who performed the security check offered by the police department, the locksmith who installed my deadbolts and the 10-year-old daughter of one of my neighbors.

Had I been Mr. Kunkle, instead of yelling, “What the hell are you doing?” I would have yelled, “Don’t step on the snakes!”

Elliott B. Jaffa, *Arlington*

We’ve got a frog in our throat

Regarding the March 14 article “France’s love of frog legs is contributing to species decline, experts warn”:

I am caught in a dilemma regarding the delicious amphibian extremities I have enjoyed for at least six decades during residences and travel ranging from central Indiana to Oberlin, Ohio, to Key West, Shanghai and Paris. My father started gigging — the official harvesting terminology — frogs during the Depression as a tasty protein source. Then, in the 1980s in Cheverly, Maryland, during a bit of landscaping gone wild, a pond for goldfish became a new ecosystem that included self-introduced frogs, which were fruitful and multiplied. To complete the system, herons periodically brought the frog population into balance.

Once you have heard the sound of your own frogs greeting spring and mating, other uses of these amphibians seem a bit hard-hearted. Over time, I left the harvesting to the herons, restricted my frog consumption to special locations and events, and realized it would be good to share the world with these animals. Perhaps farming frogs would be a good option.

Thomas Bower, *Washington*

Nothing tastes as bad as skinny feels

There are a lot of things that made me uncomfortable about the April 5 front-page article “Big Food and dietitians push ‘anti-diet’ advice.” Let’s start with the headline. Calling processed food companies “Big Food” seems to rhyme uncomfortably with “Big Pharma.” People who cannot afford to buy organic bok choy and hand-churned chèvre from a goat with a first, middle and last name don’t need to be made to feel bad about it. And there’s a difference between dietitians including convenient processed foods as part of someone’s eating plan and the unscrupulous pharmaceutical salespeople who fueled the opioid free-for-all.

Then there’s the way the article paints dietitians with a broad brush. Leading with an image of dietitians “in line to climb a giant yellow General Mills cereal box and slide into a bowl of plushie Cheerios” seems to undermine the profession, encouraging readers to doubt sound food advice and confirm their worst fears.

That worst fear? It’s fatness. Being fat was scary to me for many years of my life. I would have loved this article during the time when I ate 1,000 calories daily and exercised excessively while gobbling up Michael Pollan books. But luckily, I am not that sad girl anymore. I am a fat woman who is also successful, fulfilled and, well, full.

There are many things worse than looking like me: You could be a dictator, you could clip your toenails over the carpet, or you could spend decades of your life destroying your mental and physical health trying to attain an “ideal” body weight. You could miss out on Costco samples because you do not want to be the fat kid eating in public. You could skip birthdays because you do not know how to tell your friends you cannot eat the cake. You could develop any of several serious medical issues from disordered eating.

I promised myself that after losing 15 years to hating myself, dieting would not get any more of my time. Fat people do not owe anyone health. They do not owe anyone a body that someone else deems acceptable. And they sure do not owe you any more time missing out on the beautiful moments in life because they can only worry about being thin.

Hannah Landers Organ, *Samarkand, Uzbekistan*

OPINION

The Washington Post
AN INDEPENDENT NEWSPAPER

Legalizing sports gambling was a terrible bet

EDITORIAL

IN 1992, President George H.W. Bush signed the Professional and Amateur Sports Protection Act. Known as the Bradley Act after its principal author, Sen. Bill Bradley (D-New Jersey), a basketball Hall of Famer deeply concerned about the integrity of competitive sports, the bill forbade states to "sponsor, operate, advertise, promote, license, or authorize by law … betting, gambling, or wagering" on sports competitions. (There were exceptions for Nevada and three states with sports lotteries.)

In 2018, however, the Supreme Court overturned the Bradley Act in the name of states' rights. "Congress can regulate sports gambling directly," Justice Samuel A. Alito Jr. wrote for the majority, "but if it elects not to do so, each State is free to act on its own." Critics warned of an avalanche of ill effects. A dissenting justice, Stephen G. Breyer, cited Congress's fear that legalized betting would "threaten to change the nature of sporting events from wholesome entertainment for all ages to devices for gambling."

Since then, legal sports gambling has spread to 38 states and D.C., with another state, Missouri, set to join this year. The U.S. sports betting market is expected to have grown from $119 billion in 2023 to more than $150 billion last year. Sports gambling ads, which had been explicitly prohibited by the Bradley Act, are now ubiquitous. States with legal gambling have adopted few regulations to limit the industry's scope or relentless advertising — or children's exposure to the business.

But as we have argued in a series of editorials over the past year, experience has vindicated critics of the Supreme Court's ruling. To be sure, many people who make legal bets on sports do so with no major ill effects. But for a significant minority of bettors, the harm is concentrated and profound. The American Psychiatric Association manual lists compulsive gambling as a behavioral addiction and a diagnosable mental health disorder. When easy access to addictive substances or experiences — such as gambling — increases, so does addiction. Unsurprisingly, then, gambling problems and addiction are rising, along with associated financial distress, bankruptcies, foreclosures, job losses and suicides.

Scandals have tainted professional sports. Toronto Raptors basketball forward Jontay Porter has been banned from the National Basketball Association for life for leaking inside information and betting on games. San Diego Padres infielder Tucupita Marcano was banned for life for betting on baseball, and four other baseball players were declared ineligible for one year for betting on games. One out of three high-profile college athletes report receiving abusive messages, including death threats, from bettors after games.

Legalized sports betting was supposed to enable gambling companies to identify and weed out problem bettors. Instead, the opposite has happened: High rollers who lose are targeted and courted as VIPs, showered with quick credit and other perks, and encouraged to gamble more — to "chase" their losses, in industry parlance. Those who actually win big get limits imposed on how much they can bet.

When access to addictive substances or experiences increases, so does addiction, along with all its ill effects.

Meanwhile, many promised benefits, such as eliminating illegal betting, have been more modest than expected or have not materialized at all. A Post investigation and data from the American Gaming Association show that Americans placed $64 billion in bets with illegal bookmakers and offshore sites in 2022. The illicit bookies allow larger bets, access to easy credit, the ability to bet in cryptocurrency and lax enforcement of age restrictions. Also, gamblers find it easier to hide winnings from illegal sports bets from U.S. tax authorities.

State tax receipts from legal gambling have varied but often disappointed. States collected $1.8 billion in taxes on sports betting in 2023. But $800 million of that went to New York alone. South Dakota collected less than $100,000; Wyoming and Montana received just over $1 million. Sports gambling proponents in Arizona had said the state could bring in more than $100 million a year in taxes; in 2023, the haul was about $35 million. Many states tax only gambling operators' net profits, allowing them to subtract the promotional "free bets" and other giveaways they use to lure, and retain, betting customers. Also, states with legal sports betting end up spending more to deal with the associated problems, including lower individual creditworthiness and lost productivity.

Congress could help correct the harms, but this, too, is an area in which the critics of the 2018 Supreme Court ruling have been proved right. Mr. Bradley warned at the time that national regulation was "highly unlikely."

There has been little or no movement in Congress since September 2018, when Rep. F. James Sensenbrenner Jr. (R-Wisconsin) warned at a House Judiciary subcommittee hearing that "there are some people who will get hurt, and hurt very badly" if Congress fails to act. It shouldn't take another six years for those concerns, finally, to be heeded — and translated into national reform.

LETTERS TO THE EDITOR

So long, Crisfield, and thanks for all the fish and memories

If someone asked, "John, what's your spirit restaurant?," I probably would have landed on Crisfield. After a day covering the horse races at Laurel Park for The Post, it was always waiting for me on the way home, right on the Silver Spring-D.C. line

Behind the old wraparound bar were huge beds of ice, filled with fresh oysters and clams. The oysters were always the same: big, fat, salty Blue Points from Long Island Sound. Never fancier models from farther north; these were the old workingman's oysters.

Crisfield was the last of the D.C. area's legit Chesapeake seafooders, with shellfish served Norfolk style: jumbo lump crab broiled in a metal dish sopping in butter, or a Norfolk combo with shrimp or scallops or lobster. You couldn't order a whole lobster in there, but Crisfield's lobster salad had enough meat for three people. Ditto the crab salad. The lobster sandwich (lobster on white bread with mayo) seemed designed for kings and paupers alike.

Rarely did I eat on the restaurant side of the place. The bar was where the action was. Dollar Buds to start. Maybe two dollars. Perfect clam chowder or seafood bisque. Raw oysters. Raw or steamed clams. But you also could get something I never saw anywhere else: fried cherrystones, a bastard version of fried Ipswich clams.

The restaurant was an equal draw for Black and White residents. Swivel stools were tight together so neighbors easily became dining companions. Sometimes, conversations would start flying around the entire bar. You just barged in on people's dinner. It was a clubhouse with a mayonnaise binder. Faded autographed pictures of boxers, semi-celebs and politicians adorned the walls. Dusty old beer steins without meaning or purpose sat on perimeter shelves. The tile floor and the sink outside the bathrooms in the back were from a time that time forgot. The place really hadn't changed or been updated since opening in 1945. I'll have the crab imperial preserved in amber, please.

The soft-shell crabs were simply amazing, but, oh, when the shad roe came in, my rite of spring, I tapped into a Tidewater family tradition reaching back to my childhood.

I remember sitting at the bar one evening and a smartly dressed couple to my right was on a date. When my oysters arrived, the woman made a face. "You're gonna eat those?" I laughed. "Wait till you see my main course." When the sautéed roe, veiny sacks bulging with tiny fish eggs and correctly served with crispy bacon strips and a splash of lemon, showed up, she nearly gagged. She couldn't even look at me. I was too busy saying "Amen" to care.

I moved up to Baltimore in 2013, and Crisfield's wound up on my back burner. It suddenly was a faraway destination, not the choice stop on my way home. I left D.C. partly because most of the stuff I loved in that town, organic in nature, had faded away or been sold off and replaced in a feverish developer's free-for-all. When Mayor for Life Marion Barry aged out, D.C. lost its seedy luster. Neighborhoods were gutted, gentrified and spun toward the wealthy. Silver Spring now looks like a set from "Blade Runner."

Never again will I see fried scallops and coleslaw slid through the slot in the wall from the kitchen and brought over to me. The pilot light at Crisfield has gone out. And so has something larger.

John Scheinman, *Baltimore*

You know you grew up in downtown Silver Spring when, as soon as you hear the news of Crisfield closing, you make a plan to pack your patience and go get all of your favorites one last time.

You know you grew up in downtown Silver Spring when, after you agree to meet your dad and his friends at Crisfield at 3 o'clock and he refuses to wait in line, you dig your heels in and proudly say, "I'm not leaving." He and his friends didn't grow up in downtown Silver Spring. They leave, and you stay.

Since it's now only you, you get a seat at the bar and quietly reflect on your 57 years of memories in a place that feels like home. You purposely eavesdrop on reflective conversations. You join in random conversations with men and women who have also called this place home for decades.

After waiting an hour and a half (remember, I packed my patience), I received my stuffed flounder with my favorite coleslaw in the world and my fries, which I promptly drenched in malt vinegar. I also received my bowl of lobster bisque and my baked stuffed shrimp to take home. I started feeling anxious as I handed over my credit card to pay the bill, because I knew my decades of making memories at Crisfield were coming to an end, way before I ever wanted them to.

As I signed the bill and took another look around, my eyes started to sting. I got up and thanked those behind the bar for all the time we spent together, and walked into the dining room and took pictures. A tear snuck out of my eye and rolled down my cheek.

A woman in line stopped me and said she felt the same way. We held each other's arms, and in that moment, we weren't strangers. Finally, I took one more look around, took a deep breath, opened the door and stepped down into the street, 57 years' worth of memories rolling down my cheeks.

Jill Greenleigh, *Bethesda*

So long to telework

With President Donald Trump at the helm, pervasive telework might be coming to an end for federal workers and already has for most area employees. The return of full-time in-person work will propel the District's economy in general, supporting small businesses and restaurants that thrive with a federal employee lunchtime crowd. Metro ridership will probably rebound to near pre-pandemic levels, providing badly needed revenue for the system. Metro General Manager Randy Clarke also points to the presidential inauguration for prospective increased ridership with an in-person area workforce.

I agree with those quoted in The Post's Feb. 17, 2023, article "Amazon to employees: Be in the office 3 days a week" that collaboration among workers is more likely in a shared environment, which promulgates problem-solving and productivity in both industries and government agencies. However, we cannot deny the environmental drawbacks of increased air and climate pollution, which, along with stress-inducing traffic congestion, pervades our daily trek to the workplace. This can be avoided by teleworking or, when necessary, riding transit. The optimal policy is allowing employees to work a hybrid schedule, with at least one or two days teleworking, which was the schedule for many prior to the pandemic. It's 2025; we have the required technology.

Gail B. Landy, *Gaithersburg*

DRAWING BOARD

LISA BENSON/COUNTERPOINT MEDIA SYNDICATE

FIRST CRACKS

NICK ANDERSON/COUNTERPOINT MEDIA SYNDICATE

So long to the stars

I liked the Dec. 15 editorial, "All the light we would rather not see," about light pollution. I used to see stars when I moved to D.C. 10 years ago; now I can see none. There are so many new and glaringly bright lights around Cleveland Park, and our Advisory Neighborhood Commission representative has other concerns.

Kristie Miller, *Washington*

So long to the old news business

I write to mark the upcoming fifth anniversary of the closing of the Newseum. I could write volumes about the Newseum as a steel-and-glass destination and testament to the news industry. But the note I write today is not the one I could have imagined five years ago.

A quick mental inventory of the changes in the news industry include: manner of news delivery and consumption brought about by technology; ownership consolidation and concentration and the related closing of local newspapers; the fact that an outlet's readership or viewership can change suddenly and dramatically based on how it is perceived; and that it's difficult to find a financial model nowadays that can support investigative journalism.

What is even more worrisome is the angry attitude many Americans, including elected leaders, have about the news industry and toward the people who collect and produce the news.

The relationship of the reporter and people who are in power is often adversarial — and it ought to be. In a democracy, the press has the fundamental role in digging out the truth behind the votes that leaders cast, the expenditures they authorize and the influence that's exerted on them. People in power have their own interests to protect. And so there are often tensions and hard feelings.

But it is America itself that is important, not powerful individuals, and that is what we must keep in mind. It is wrong to wish harm to the press. Press rights in America, including access to decision-makers and protection of sources, must be maintained and increased. The more that press freedoms are eroded, the more we risk losing other freedoms, increasingly in silence, that we now take for granted.

I do not always like or agree with what I consume from the press. As a former city council member in Rockville, I did not always like what was written about me. But I never questioned the right of the press to go about its business. What endures for me from the Newseum is the education I received about the First Amendment, its importance and its incredible nuance. The Newseum put those 45 words and the five freedoms they contain on display in large type over Pennsylvania Avenue for all to see: Religion, Speech, Press, Assembly and Petition. We must defend each and every one of them.

Mark Pierzchala, *Rockville*

Guest opinion submissions
The Washington Post accepts opinion articles on any topic. Submit a guest opinion at **oped@washpost.com** or read our guide to writing an opinion article at **wapo.st/guestopinion**.

Letter submissions
Letters can be sent to **letters@washpost.com**. Submissions must be exclusive to The Post and should include the writer's address and day and evening telephone numbers. We are unable to acknowledge submissions; writers whose letters are under consideration for publication will be contacted.

The Washington Post
WILLIAM LEWIS
Publisher and Chief Executive Officer

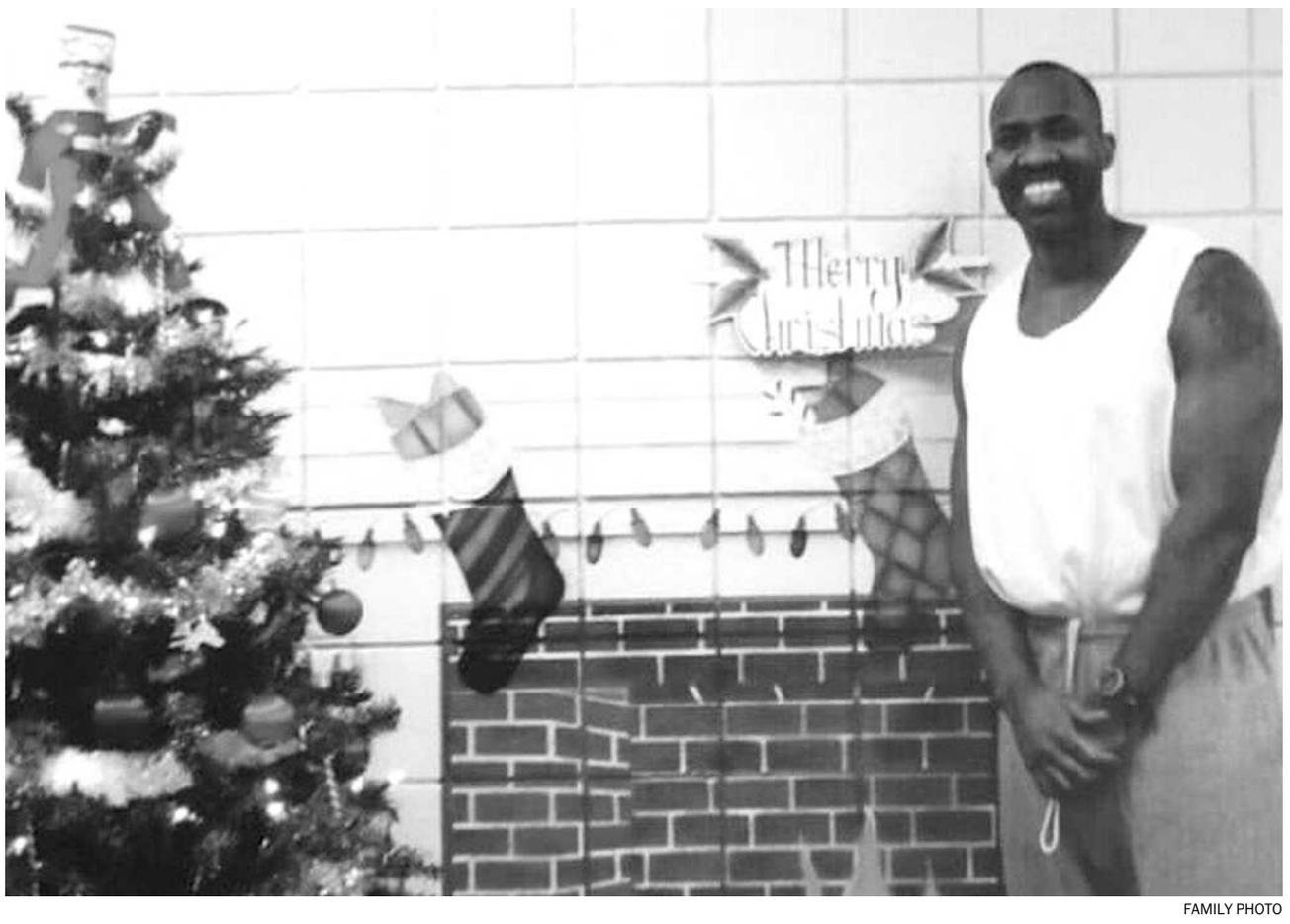
NEWS
MATT MURRAY ..... Executive Editor
LIZ SEYMOUR ..... Managing Editor
KRISSAH THOMPSON ..... Managing Editor
SCOTT VANCE ..... Managing Editor
ANN GERHART ..... Deputy Managing Editor
MONICA NORTON ..... Deputy Managing Editor
MIKE SEMEL ..... Deputy Managing Editor
MARK W. SMITH ..... Deputy Managing Editor
CRAIG TIMBERG ..... Deputy Managing Editor
GREG MANIFOLD ..... Visuals

EDITORIAL AND OPINION
DAVID SHIPLEY ..... Opinion Editor
MARY DUENWALD ..... Deputy Opinion Editor
CHARLES LANE ..... Deputy Opinion Editor
STEPHEN STROMBERG ..... Deputy Opinion Editor
DAVID VON DREHLE ..... Deputy Opinion Editor
BINA VENKATARAMAN ..... Editor-at-large
Strategy & Innovation

OFFICERS
KATHY BAIRD ..... Communications
ELEANOR BREEN ..... Chief of Staff
L. WAYNE CONNELL ..... Human Resources
GREGG J. FERNANDES ..... Print Operations
STEPHEN P. GIBSON ..... Finance & Operations
JOHN B. KENNEDY ..... General Counsel & Labor
VINEET KHOSLA ..... Technology, Product & Data
JOHANNA MAYER-JONES ..... Advertising
SUZI WATFORD ..... Strategy
KARL WELLS ..... Growth

The Washington Post
1301 K St. NW, Washington, D.C. 20071
(202) 334-6000

OPINION



FAMILY PHOTO

Former drug kingpin Rayful Edmond III is shown in this family photo.

Rayful Edmond was no victim

BY JUAN WILLIAMS

Rayful Edmond III sent me letters from prison.

The biggest drug dealer in D.C. history, and arguably the biggest Black drug dealer in U.S. history, wanted me to know he was the victim of racism.

Edmond died last month at the age of 60. He was on the verge of working his way free from a life sentence with no parole for dealing thousands of pounds of cocaine a month as the kingpin of D.C.'s crack craze of the late 1980s.

Early in 1990, when he was already in jail, he agreed to talk with me for The Washington Post Magazine. During 17 hours of interviews, he portrayed himself as another wrongly convicted Black man.

It was a very slick move by a master of D.C. street smarts. In the 1980s, the District was a mostly Black city. A deep racial divide cut through city life. Most White people lived in the suburbs and came into the city only to get to their downtown office jobs. Too many Black people lived in high-crime neighborhoods with rundown housing, poverty and failing schools.

Edmond was 25 when he was arrested. As a child of that era of D.C. life, he had a close-up view of the powerful pain of Black poverty in D.C. That led him to conclude that he could use the power of complaints about racism to get out of jail.

But the truth about Edmond as a Black man in D.C. is more complex. His Blackness was an asset from the start of his career as a D.C. drug dealer. He had unique status as a Black man who did not answer to the Italian, Irish or Jewish mafias that controlled drug dealing in every other American city. Those criminal networks did not want to risk a standing operation in the nation's capital, according to police and historians, because they did not want to operate directly under the gaze of Congress and J. Edgar Hoover's FBI.

That created an opening for ambitious small-time hoods. Edmond's father was one of D.C.'s itinerant Black drug dealers. His son learned the basics of the narcotics trade by helping his dad make deals and even cut drugs.

But Edmond took his drug-dealing game to new heights by securing his own supply. He sent his own men to Los Angeles to pick up Colombian coke to sell in the District. He built a thriving business with more than 150 employees. His success included enforcing territories for Black dealers, protecting stash houses in Black neighborhoods, killing rival Black dealers as well as "snitches," and enforcing price levels for drugs sold to poor Black people.

Edmond was not as well known as Ellsworth "Bumpy" Johnson, the famed Harlem drug dealer of the 1960s. But Johnson operated as a Black-owned subsidiary of the White mobs controlling the supply of drugs coming into New York. Edmond answered to no White man. He was America's first big, independent drug dealer who was Black.

But after Edmond was convicted by a Black jury, he began sending me mail in response to my request to visit him in jail. He saw an opportunity to use his knowledge of the pain on Black D.C. streets to distract from his crimes — crimes against Black people.

He sent a mimeographed letter, supposedly written by a "Black mother who loves Black people," which lamented that "prejudice is the issue in the Rayful Edmond case." As a Black mother of five, including one whom she admitted was in jail for selling cocaine for Edmond, she asked: "How many Black people grow cocaine? How many Blacks smuggle drugs into this country? Blacks have been singled out to distribute drugs in this country because we are poor … drugs to a lot of Blacks have been the way to get on top."

A few months later another flier arrived in the mail from Edmond. The letter, signed by "The Black Love Goddess," said "jails are crowded with Blacks," before noting that when Whites do wrong "they go to nice resorts or do community work."

When he talked to me face to face, Edmond hit the same theme while only admitting that he knew "some drug dealers," and even "stole money from them." His refrain was that he lived among poor Black people who struggled to survive. "The newspapers saying that we this, we bad … " he said. "I be kind of upset about that sometimes, people that judge somebody they don't know."

He said he didn't personally sell the drugs; he did not pull the trigger on any of the 30-plus murders tied to his organization; he didn't tell pregnant women to smoke and give birth to "crack babies." People should realize that poor people are looking "for ways to survive," he said.

And he called out the Black jury, prosecutors and politicians as hypocrites for working for a racist, White system. "It's so many people that are out there talking about 'drugs is bad,' that are using drugs themselves. … Just like [Mayor] Marion Barry. All this stuff he going around talking about drugs this, drugs that … there is more people out there just like Marion Barry" (who was convicted for possession of cocaine).

In 1996, Edmond was convicted a second time — for continuing to run his drug operation from behind bars. At that point, he stopped trying to use claims of racism to get out of jail. He had found another way.

He nearly gained his release because he knew so much about cocaine trafficking from D.C. to Los Angeles. He also had peerless knowledge of the gritty mechanics of drug dealing. His cooperation helped federal prosecutors send at least 100 other dealers to jail over the past 20 years, according to court reports. He fed all this information to federal prosecutors to win a reduction in jail time that almost gave him his freedom.

Almost. Edmond ended up dying in a halfway house 35 years after he was arrested.

When I interviewed him, he predicted he'd be out soon. That did not happen — and it had nothing to do with his skin color.

Juan Williams is a journalist and political analyst for Fox News.

MAX BOOT

How to respond to Russia's hybrid war on the West

On Christmas Day, a cable carrying electricity from Finland to Estonia was severed in the Baltic Sea, while four other submarine cables carrying data were damaged. Finnish authorities found an anchor drag mark on the seabed and seized a tanker that is believed to be part of the "shadow fleet" that Russia uses to export oil and gas in violation of Western sanctions.

This is only the latest act of sabotage in Europe attributed to the Kremlin. Just a month ago, a Chinese ship was believed to have cut two other data cables in Swedish waters at Moscow's behest. In the past year, Russian operatives are also suspected of trying to plant incendiary devices on a cargo plane in Germany; plotting to kill the head of a major German company manufacturing weapons for Ukraine; committing arson attacks in Poland, Britain and Germany; and interfering in elections in Romania and Moldova, among other countries.

Russia is conducting "an intensifying campaign of hybrid attacks across our allied territories, interfering directly in our democracies, sabotaging industry and committing violence," NATO Secretary General Mark Rutte said in November. But what exactly is a "hybrid war," and what should the West do about it?

Coinage of the term "hybrid war" is sometimes credited to retired Marine Lt. Col. Frank Hoffman, in 2007, but Hoffman tells me that it originated with Jim Mattis, the now-retired Marine general and former defense secretary. Mattis gave a speech on the subject in 2005, and Mattis and Hoffman co-authored a prescient article that year in the U.S. Naval Institute's Proceedings magazine titled "Future Warfare: The Rise of Hybrid Wars."

Their article warned that, in future "hybrid wars," the United States could find itself dealing "with the fall out of a failed state" that "lost control of some biological agents or missiles"; "acts of violence" by "non-state actors against our critical infrastructure"; or "other forms of economic war" or "computer network attacks against military or financial targets."

Mattis tells me that he adopted the term "hybrid war" to "break out" of the conventional mindset that America is at peace unless U.S. military forces are engaged in a shooting war. This binary logic doesn't cover lower-level threats such as cyberattacks on the U.S. homeland — or cables cut in the Baltic Sea. "If we're waiting for the 'real' war per our past time's definition, we may not recognize the enemy is fighting war against us now," Mattis wrote in an email last week. "The 'hybrid' term was used as a nudge to a broader view of warfare."

It is imperative that the United States adopt a more expansive view of conflict, because that is how our adversaries think.

It is imperative that the United States adopt a more expansive view of conflict, because that is how our adversaries think. Indeed, two People's Liberation Army colonels, Qiao Liang and Wang Xiangsui, published an influential book called "Unrestricted Warfare" in 1999 that laid out a vision of what might be called hybrid warfare with Chinese characteristics.

These Chinese officers were reacting to the mastery displayed by the U.S. military in the 1991 Gulf War. Realizing that weaker nations such as China could not compete in conventional military terms in the short term, they argued for widening the concept of conflict to include such covert measures as buying off an opponent's legislators and media outlets, assassinating financial executives, fomenting environmental disasters, and launching computer network attacks. "The first rule of unrestricted warfare is that there are no rules, with nothing forbidden," they wrote.

Fourteen years later, a U.S. Defense Department report in 2013 identified the "three warfares" strategy in Chinese military doctrine: psychological warfare ("to influence and/or disrupt an opponent's decision-making capability"), media warfare ("aimed at long-term influence") and lawfare (which "exploits the legal system to achieve political or commercial objectives"). China has used the "three warfares" approach to unlawfully assert control over the South China Sea by, among other measures, concocting spurious historical arguments (about a "nine-dash line"), building artificial reefs, and sending armed "fishing boats" to harass and chase away mariners from other nations.

Iran is another country that has made a heavy investment in hybrid warfare in recent decades. It has sought to assert its control across the "Shiite crescent" in the Middle East by backing proxy militias including Hezbollah in Lebanon and the Houthis in Yemen, while also interfering in U.S. elections and hiring criminals to assassinate regime foes abroad. The fall of Bashar al-Assad's regime in Syria is a major setback for Iran (and Russia), but Tehran is likely to simply double down on its hybrid strategy. Even the "hermit kingdom" of North Korea is engaged in hybrid warfare, including cyberattacks and supplying munitions and troops for Russia's use in Ukraine.

Russia, though, remains the preeminent practitioner of hybrid warfare. Its tactics range from conventional combat operations in Ukraine to sabotage and political influence operations in Europe to the dispatch of mercenaries to Africa and the Middle East to plunder resources and prop up warlords. All of it is designed to regain the power Russia lost after the collapse of the Soviet Union.

How should the West respond? The Center for European Policy Analysis recently published a useful article on "Making Russia Pay for Hybrid Attacks." The author, Lithuanian diplomat Eitvydas Bajarunas, argued that the West must wage *its own* hybrid warfare that is "sufficiently devastating to make Russian eyes water and deter future misbehavior."

His recommendations included increasing economic sanctions on "Russian decision-makers"; pursuing legal actions against individuals "involved in hybrid actions"; using cyberattacks to disable "Russian-controlled" botnets and servers; removing social media accounts that "spread false information"; and stepping up military efforts to counter Russian sabotage. One could add other ideas, such as efforts to bypass Russian censorship and sabotage Russia's oil-tanker shadow fleet — operations that Western intelligence agencies could undertake.

Mattis tells me he agrees that the United States needs to actively wage hybrid warfare. He suggests the need for a classified presidential decision memorandum, completed after consultation with leading members of Congress, to "frame the actions." The retired general advocates a strategy to "widen the competitive space," with a "commitment to make it hurt," adding that the "indirect approach would allow us to seize the operational initiative while staying in retaliation mode [versus] escalation mode."

But, unfortunately, it's hard to imagine Donald Trump, the most Russia-sympathetic, NATO-skeptical president of modern times, implementing such an agenda once in office again. With the Trump administration taking charge, simply continuing current efforts to counter Russian hybrid operations, much less increasing them, will be a major challenge.

On Dec. 23, congressional Republicans succeeded in shutting down the State Department's Global Engagement Center, which was set up to monitor and counter disinformation campaigns from Russia, China and other U.S. adversaries. MAGA Republicans falsely accused the center of engaging in censorship. That amounts to an act of unilateral disarmament in the multifront hybrid war in which, like it or not, the United States is engaged against a determined (and increasingly allied) axis of adversaries.

LEE HOCKSTADER

Omens and alarms ring in Europe's new year

PARIS

Europe faces the new year amid a grim pileup of threats, its voters angry, its traditional political parties fragmented, its major economies stagnant or sluggish, its birth rates plummeting, and its eastern flank engulfed by a calamitous war.

The continent's liberal democracies are under severe strain, not least from populist right-wing movements.

Seven of the European Union's 27 member states are now governed fully or in part by extreme parties. More might follow as frustration mounts, especially among 20-something voters, at governments' failure to limit immigration and promote jobs, housing and better living standards.

"There's a disenchantment and a crisis of trust in this young generation who believe it's not such an important thing to live in a democratic system" so long as "the government delivers public services, a nice economy and low energy prices," Alexandra de Hoop Scheffer, acting president of the German Marshall Fund of the United States, a think tank, recently told reporters.

Germany and France, on whose muscle the continent has long relied to exert its will and chart its direction, appear for now to be all but ungovernable, their center-left and center-right parties discredited.

In both countries, the symptoms of civic ill health are multiplying. France got its *fourth* new prime minister of 2024 a few weeks ago; many believed he might not last as long as his predecessor, given the nation's fractured Parliament.

In Germany, the fertility rate for 2023 was reported to have tumbled below 1.4 children per woman, the threshold considered "ultra-low" by the United Nations. A grim milestone, no doubt, but less shocking than the free-falling birth rates in Spain and Italy.

There is widespread worry that Europe is approaching a brink where the past's comforting assumptions — about social stability, generous welfare benefits and broad prosperity — are fraying fast.

That sense deepens as Russia's predatory threat drives up defense spending, squeezes public finances and poses dire choices.

To modernize atrophied militaries and satisfy Donald Trump's demand that the continent shoulder more of the burden of deterring Russia, European leaders will need to rely on growth that doesn't exist, higher taxes in already-overtaxed countries or cannibalizing social programs, which would spell political suicide.

Not since the Cold War has Europe faced such a menacing security environment. Alarm bells are ringing nearly everywhere — not only because of Moscow's intensifying hybrid war of sabotage, propaganda and election interference across the continent, but also because Washington's postwar promise of protection looks flimsier than ever as Trump prepares to return to the White House.

Sweden's government, so frightened of Russia that it ditched two centuries of neutrality to join NATO last year, recently mailed out a booklet, "In Case of Crisis or War," meant to help Swedes prepare for the worst. Norway and Finland have issued similar instructions.

"Terrorism, cyberattacks, and disinformation campaigns are being used to undermine and influence us," warns the Swedish government pamphlet, mailed to every household in the land. "To resist these threats, we must stand united."

Elsewhere in the north, the Baltic republics — NATO members increasingly certain they are in the crosshairs of Russian aggression — are on course to spend a greater share of economic output on defense than does the United States. In the south, Romania and Moldova have been shaken by what appears to be massive Russian election meddling.

The euro area, hamstrung by overregulation, aging populations and labor shortages, is losing ground to the United States amid a widening transatlantic gulf in economic prospects.

The Stoxx Europe 600, a broad index that includes British companies, barely managed a 6 percent return this year. In the United States, the S&P 500 climbed nearly 25 percent.

That gap reflected a disparity between the buoyant U.S. economy, expected to grow by 2.8 percent in 2024, and the anemic one in the euro zone, projected to expand by just 0.8 percent.

The moment demands what Europe lacks: strong, visionary leaders.

France's Emmanuel Macron might once have fit the bill, but he has been rendered mostly irrelevant by his own folly in calling an election that yielded a hung Parliament. Germany's Olaf Scholz, a colorless man who led a querulous coalition government, is on course to be trounced in federal elections next month. His likely successor, the prickly conservative Friedrich Merz, might have his own hands full with fractious coalition partners, to say nothing of a flatlining German economy.

The risk for Europe is not only that it will be left in the geopolitical dust, an also-ran against the American and Chinese titans. It is also that Russian dictator Vladimir Putin, building a full-time war economy to sustain his imperial appetites, will see in the continent's impotence the potential for vassal states, ripe for the taking.

The Washington Post | LIVE

A LOOK BACK ON CLIMATE & ENERGY IN 2024

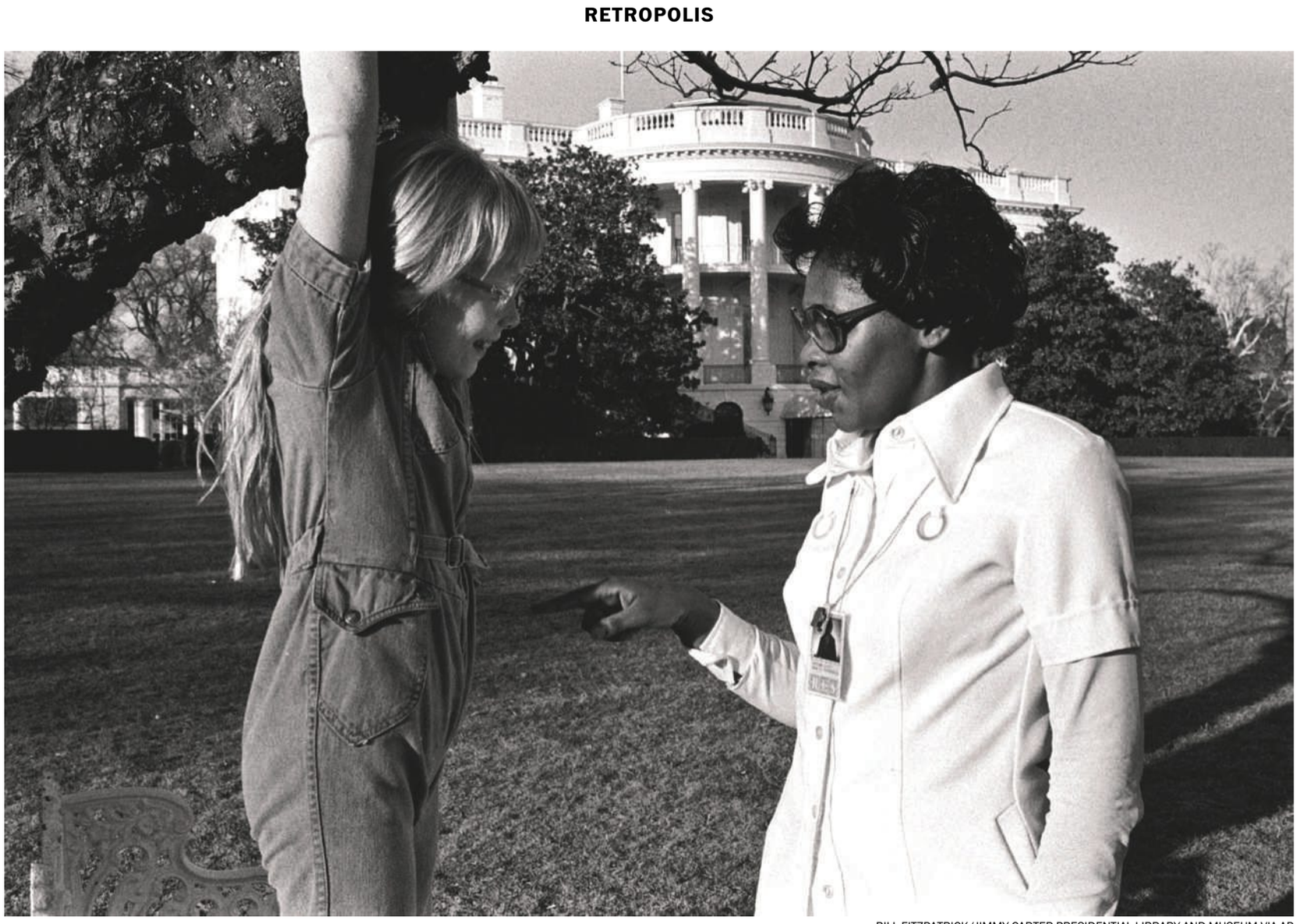
Conversations focused on the climate crisis and strategies for a sustainable future from guests including:

Cristina Mittermeier, Photographer & Co-Founder, SeaLegacy, **James Manyika**, Senior Vice President, Research, Technology & Society, Google, **John Podesta**, Senior Advisor to the President for International Climate Policy, **John Kerry**, Former U.S. Secretary of State and Inaugural U.S. Special Presidential Envoy for Climate, **Maryland Gov. Wes Moore** (D), **Kristalina Georgieva**, Managing Director, International Monetary Fund, **Jennifer Morgan**, German State Secretary and Special Envoy for International Climate Action, **Rajiv J. Shah**, President, The Rockefeller Foundation, **Tim Latimer**, CEO & Co-Founder, Fervo Energy, **Ngozi Okonjo-Iweala**, Director General, World Trade Organization, **Wanjira Mathai**, Managing Director, Africa & Global Partnerships, World Resources Institute, **Bill Weir**, Anchor & Chief Climate Correspondent, CNN, **James Balog**, Environmental Photographer, Filmmaker & Explorer & more.

To revisit these conversations,
visit **wapo.st/wplclimate** or scan QR code:

The Washington Post
METRO
THURSDAY, JANUARY 2, 2025
EZ RE
B

RETROPOLIS



BILL FITZPATRICK/JIMMY CARTER PRESIDENTIAL LIBRARY AND MUSEUM VIA AP

Amy Carter hangs out with Mary Prince on the South Lawn in 1977. Rosalynn Carter used her influence in politics to address racial injustices.

'You've got a friend for life'

A woman convicted of murder was the Carters' beloved White House nanny

BY JODIE TILLMAN

After President Jimmy Carter moved into the White House, it took time for his 9-year-old daughter, Amy, to adjust to life in Washington. Time — and her beloved nanny from Georgia.

"Amy's been much happier," Carter wrote in his diary in late February 1977, "since Mary Fitzpatrick got out of prison and came up to the White House to be with us."

When she first met the Carters, Fitzpatrick was a young Black woman wrongfully serving a life sentence for killing a man and had been assigned to work at the Georgia governor's mansion. By day, she served as Amy's nanny; at night, she returned to her cot at a nearby prison.

After Carter won the 1976 presidential election, he and his wife, Rosalynn, asked Fitzpatrick, who later changed her last name to Prince, whether she'd like to join them in D.C. Not only did they request a reprieve from Georgia's parole board so that she could move to the White House, but Carter had himself designated as her parole officer.

Prince worked in the nation's most famous home for all four years of Carter's presidency, accompanying Amy everywhere from state dinners to rodeos. She attended school functions, oversaw her swimming lessons and once even spent the night with Amy and a playmate in a tree house outside the Oval Office.

Prince moved to Plains, Georgia, with the family following Carter's defeat in the 1980 presidential election. She remained in their lives thereafter, working as a housekeeper, a babysitter, a seamstress, and a confidante to Rosalynn Carter. She eventually

SEE **RETROPOLIS** ON **B2**

In area, stomach illness returns

NOROVIRUS SURGES NATIONWIDE

Va. health officials see uptick in 'stomach bug'

BY LAUREN LUMPKIN

A national surge of norovirus — the highly contagious illness that can cause vomiting, diarrhea and low-grade fevers — has also sickened some residents across the D.C. region in recent weeks.

Sometimes called the "stomach bug" or "stomach flu," cases of norovirus tend to balloon between November and April, according to the Centers for Disease Control and Prevention.

In Virginia, health officials recorded an uptick in norovirus outbreaks — defined by the CDC as two or more cases — during the weeks of Dec. 8 and Dec. 15, data from the state show. There were 27 reported outbreaks during those weeks, twice the amount recorded over the same period last year.

During the week of Dec. 22, the number of outbreaks in the state fell to three, Virginia officials say.

Maryland does not track outbreaks by the week, according to a state health department spokesperson. As of Monday, there were 16 confirmed norovirus outbreaks this year. The state recorded 38 outbreaks in 2023 and 37 in 2022.

But outbreaks in other parts of the country could mean similar trends are happening in Maryland, said James Campbell, a pediatric infectious-disease pediatrician at the University of Maryland Children's Hospital. It's unlikely that states reporting surges to the CDC are the only places seeing more outbreaks, he said.

A spokesperson for D.C. Health said Monday that the city had no confirmed cases of norovirus.

Beyond the D.C. region, the most recent CDC data shows there were 91 outbreaks across more than a dozen states during the week of Dec. 5, up from 32 outbreaks two weeks prior. The data reflects information reported by local health departments.

Norovirus spreads easily, said Gabrina Dixon, a pediatric hospitalist at Children's National Hospital. "It can go around families, so one person gets it, the whole family can get it," Dixon said. Symptoms can appear between 12 and 48 hours after exposure and

SEE **NOROVIRUS** ON **B3**

TODAY'S WEATHER

8 a.m.	Noon	4 p.m.	8 p.m.
36°	42°	42°	37°

High today at approx. 2 p.m.: **44°**
Precip: **0%** Wind: **WNW 10-20 mph**

For weather news, go to **B6**

THE DISTRICT

Judge rules against city in long-running suit filed by nursing home denizens. **B3**

MARYLAND

With assessments climbing, property tax bills in the state will rise. **B2**

OBITUARIES

Friedrich St. Florian, who designed the World War II Memorial, was 91. **B4**

Riggleman weighs independent run

BY LAURA VOZZELLA

RICHMOND — Former Republican congressman Denver Riggleman, who broke with his party over the Jan. 6, 2021, insurrection, is exploring an independent bid for Virginia governor or lieutenant governor this year, a move that could also put him at odds with the lone Democrat in the race, outgoing Rep. Abigail Spanberger, whom he endorsed two years ago for Congress.

Riggleman said in an interview with The Washington Post on Tuesday that he had begun forming an exploratory committee as he considers running for one of the two statewide offices, expanding upon remarks he had made the day before on Bloomberg TV.

An iconoclast who caucused with the hard-right Freedom Caucus but presided over a same-sex wedding while representing the 5th District in rural central Virginia, Riggleman, 54, said he would like to shake up the nation's "tribalistic" two-party system.

"I know nuance is not popular in politics now. It's blunt-force populism or disinformation or emotional entreaties or fear," he told The Post. "I think, what if you were a sane person who could use facts, data, humor and integrity to get the message across?"

NORM SHAFER FOR THE WASHINGTON POST

Former Republican congressman Denver Riggleman of Virginia is exploring an independent bid for one of the state's two top offices.

Independent and third-party bids are typically long-shots in Virginia. Riggleman, a former Air Force intelligence officer and defense consultant who owns a cybersecurity firm and a Nelson County distillery, said he would try to appeal to voters as a straight-shooter who is not in lockstep with either party's platform. He supports the state's business-friendly "right-to-work" law, for instance, but "detests" what he considers the outsize power of Dominion Energy, a state-regulated monopoly that once planned to route a large natural gas pipeline through his property, and the Virginia Alcoholic Beverage Control Authority, which he clashed with while establishing Silverback Distillery.

SEE **RIGGLEMAN** ON **B3**

Prosecutors say Va. man had large stockpile

Federal agents seized 150 homemade pipe bombs from a 20-acre farm

BY SALVADOR RIZZO

A Virginia man was arrested on Dec. 17 after federal agents seized 150 pipe bombs from his home on a 20-acre farm outside Newport News, the largest stockpile of homemade explosives ever found by the FBI, prosecutors said.

Brad K. Spafford, 36, was arrested and charged with possessing an unregistered short-barrel rifle, though U.S. officials may pursue additional counts. His friend and former neighbor, according to court records, was a government informant who chatted with Spafford for years and wore a wire to secretly record one visit in October.

According to prosecutors, the informant described how Spafford voiced support for political assassinations, boasted of keeping unregistered firearms, used photographs of President Joe Biden for target practice and had blown off three of his own fingers years earlier, while working on a homemade explosive device.

A law enforcement search of Spafford's farm in Isle of Wight County turned up 150 homemade pipe bombs, "assessed as the largest seizure by number of finished explosive devices in FBI history," federal prosecutors said in a court filing.

Most of the bombs were found in a garage detached from the main property, some bearing handwritten markings that read "lethal," prosecutors said. Agents said in court documents that they also found a vest with explosives; a jar filled with an explosive compound next to some food in a freezer inside the garage; various bombmaking tools and materials; and an unsecured backpack with explosives in a bedroom, labeled "#nolivesmatter," an apparent reference to an extremist ideology that promotes anarchist violence and mass killings.

SEE **ARREST** ON **B3**

Amy Carter's nanny was eventually pardoned in Georgia

RETROPOLIS FROM **B1**

received a full pardon from the state of Georgia, Carter wrote in "Keeping Faith: Memoirs of a President."

"He changed my life," Prince, now in her late 70s, told the Atlanta Journal-Constitution in 2002. "He's a godsend person."

Prince's remarkable story is one that is difficult to imagine in any modern presidency but Carter's. It "tells us something essential about the character and religious values of our strangely perplexing 39th president," biographer Kai Bird wrote in his book "The Outlier: The Unfinished Presidency of Jimmy Carter."

Carter's press team didn't try to talk him or Rosalynn out of the decision to bring the nanny into the White House, and they ignored reporters' questions about her, recalled Gerald Rafshoon, who served as White House communications director for part of Carter's presidency. The couple had made up their minds: Prince came with them.

"If he's your friend," Rafshoon said of Carter before he died, "you've got a friend for life."

Prince, who did not respond to an interview request, was not just a bit player in her own story. Through her intense bond with Amy and her "sheer force of personality," Prince cultivated the Carters' loyalty and devotion, said Kate Andersen Brower, author of "The Residence: Inside the Private World of the White House." She added, "It's like she's part of their family."

Prince grew up poor in southwest Georgia and was a divorced mother of two when she was convicted of shooting and killing a man during an argument outside a bar in Lumpkin, Georgia, in 1970. Prince later said her cousin's gun went off accidentally, while a witness said Prince pulled the trigger in her cousin's defense. "I was in the wrong place at the wrong time," Prince told Brower for "The Residence."

Prince met her court-appointed lawyer only once before she entered the courtroom, where he persuaded her to plead guilty in exchange for a reduced sentence. Instead, Prince was sentenced to life in prison. "She was young, black and penniless so she did as he told her," Rosalynn Carter wrote in her memoir, "First Lady From Plains."

Less than a year after her conviction, Prince was working in the governor's mansion as a "trusty." Georgia and some other Southern states have a long-running practice of using inmate labor in their capitols and governors' mansions. In her memoir, Rosalynn Carter wrote that she learned firsthand about the "inadequacies and inequality in our judicial system" from the female prisoners who worked for her family in the mansion. Currently, 17 state prisoners are assigned to the Georgia governor's mansion, according to a spokeswoman for the Georgia Department of Corrections.

Prince told People magazine that Rosalynn Carter asked her whether she'd like to take care of Amy, who was 3 at the time.

"She took to me right away," Prince told the magazine. "She liked me to sing 'Swing Low, Sweet Chariot' to her every night, and I would rub her back and lie down with her."

When Prince joined the Carters in Washington, she became the country's most famous nanny. The Miami Herald ran a story about her criminal case with the headline "The Night Amy Carter's Nanny Became a Murderess." "Saturday Night Live" featured her in a skit, with Sissy Spacek playing Amy and comedian Garrett Morris in drag playing Prince.

"I was worldwide news," Prince told Brower. "Going from prison to the White House."

Prince's daily life was entwined with that of her charge. When Amy was baptized at First Baptist Church in Washington in 1977, Prince sat in the pew with the Carter family. A month later, reporters — and the Carters — were on hand when Prince joined the same church. Prince "was unopposed by the predominantly white congregation that voted on her admission," United Press International reported.

Prince lived in a third-floor apartment in the White House and received a salary of $6,004 a year (around $30,000 today). She later had her two sons relocated from Atlanta to Suitland, Maryland, where they were under her sister's care. When Prince finished taking care of Amy at night, she took a taxi to see her boys, Brower wrote in "The Residence."

Prince helped them with their homework and laid out their clothes for school before taking a taxi back to the White House so she could be up early with Amy. She never asked the Carters whether her sons could move in with her.

"I never thought it was appropriate for me to have my family living in the White House under their roof," Prince told Brower. "That was my *job*. I was able to pay for them to be close to me and have their own place."

Prince found it difficult to make friends with other White House staff, who viewed her as an outsider with special privileges. "If Prince decided she wanted to cook a Southern-style dinner for the first family, she could send all the cooks home at a moment's notice," Brower wrote. "She didn't have to play by anyone's rules as long as she kept the Carters happy."

Prince's fondest White House memory came one evening while she was walking by the White House pool as Rosalynn was swimming laps, she told Brower. Prince was still wearing her starched white uniform.

"Come on in!" Rosalynn called out. "Just dive in in your uniform."

Prince had been taking swimming lessons so she could keep up with Amy. She jumped in. "Just me and the first lady," she said, "together out there swimming."

KEN HAWKINS/ALAMY

KENDRICK BRINSON FOR THE WASHINGTON POST

President Jimmy Carter disembarks from Marine One in Plains with his mother, Lillian, Amy, Mary Prince and a friend of Amy. Prince, left, hugs singer Sandi Patty before a concert for Carter's 100th birthday celebration in October.

MARYLAND

Assessments set to climb in 2025; property taxes will also rise accordingly

BY LORRAINE MIRABELLA

Property tax assessments in Maryland will climb in 2025, reflecting the state's tight housing inventory and rising home prices and leading to higher tax bills for many owners.

The total assessed value on residential and commercial property around the state rose a combined 20.1 percent over three years, according to the State Department of Assessments and Taxation, or SDAT.

The state appraises its more than 2 million property accounts once every three years, splitting properties in each county and Baltimore City into three groups, with one group getting reassessed each year.

The overall statewide increase for the 712,782 properties reassessed for 2025 trailed 2024's jump of 23.4 percent, state figures released Monday show. The current group of properties — Group 1 — was last assessed three years ago in January 2022, when the announced increased value on the same residential and commercial properties was 12 percent.

Those property owners can expect their tax bills soon, as assessment notices were mailed out Monday. Appeals must be filed within 45 days of the date on the notice.

In the state as a whole, homes jumped an average 21.1 percent in value in the current assessment, while commercial properties rose 16.4 percent over the three-year period.

In Baltimore City, home assessments rose 21 percent and commercial properties went up 11 percent. In Baltimore County, residential properties increased 25.3 percent commercial properties 15.9 percent.

Baltimore city and county rates decreased slightly over last year's assessments of Group 3 properties. Combining residential and commercial properties, Baltimore City's property values saw a 0.5 percent lower change in property values, down from 17.9 percent in 2024. Baltimore County similarly slowed 0.7 percent year over year, from 23.3 percent in 2024.

Last year marked the sixth consecutive year that all 23 counties and Baltimore City saw an increase in residential and commercial property values, a streak that's now continued into its seventh year.

The 2025 assessments were based on an evaluation of 60,761 sales that occurred within the group over the last three years.

If an owner's property value goes up as a result of the reassessment, that increase will be phased in equally over the next three years. However, state law caps the taxable portion of the increase at 10 percent annually, and many local governments have implemented even smaller maximum taxable increases.

In Baltimore City and Baltimore County, for example, the taxable assessment cap is 4 percent annually, so eligible property owners may not see their taxes rise at the same rate as their assessment over the next three years.

The vast majority, 96.9 percent, of the total group assessed saw their home values increase. Any loss of value will be fully reflected in the 2025 tax year.

Somerset County had the greatest rise in overall property values across the state at 32 percent. Its residential properties increased the most in value, 37.7 percent since the last assessment, but it also had the lowest rise in commercial property values at 2.5 percent. Allegany County's business properties jumped the most over 2022's rates at 46.7 percent.

At the end of 2023, the assessments department had revamped property tax notices to include information about the state's homeowners' and homestead tax credits, which the department said save property owners millions in taxes each year.

"Last year, Maryland homeowners saved over $60 million in taxes through the Homeowners' Tax Credit, and over $345 million in taxes through the Homestead Tax Credit," a spokesman for the department wrote in an email.

"Property values continue to reflect that there is a robust demand for real estate in Maryland due to the State's continuing desirability as a place to live, work, and do business. This robust demand is paired with a limited supply of available homes for sale. Market-wide, the average number of homes available for sale per month in Maryland has decreased by 59 percent since 2019," the SDAT spokesman said, explaining why property values continue to rise in the state.

Racquel Bazos contributed to this report for the Baltimore Sun.

The Guide to Offers
The Washington Post

Eat this up: *The Washington Post Recipe Finder*

Plan meals and try new foods with our database of recipes. Browse hundreds of recipes by name or keywords. From breakfast foods to breads, snacks and more, there's truly something you're sure to adore. Trending: American Goulash Casserole, Anthony Bourdain's Boeuf Bourguignon and Linguine With Miso Butter, Shiitakes and Spinach.

Get cooking at washingtonpost.com/recipes/

National surge of norovirus has sickened some in area

NOROVIRUS FROM **B1**

last a day or two, she said.

Children, elderly adults and immunocompromised people are at the highest risk when contracting norovirus because of how much fluid gets lost.

Overall, CDC data shows this year has seen a 36 percent increase in total norovirus outbreaks. In 2023, between Aug. 1 and Dec. 11, the 14 states included in the CDC's norovirus database reported 363 outbreaks. This year, that number jumped to 495 outbreaks over the same period.

Norovirus can spread from person to person, frequently through food. Public health officials in British Columbia issued a food recall for certain oysters this month after 77 cases of norovirus were reported in western parts of Canada. The U.S. Food and Drug Administration issued a similar warning related to the oysters.

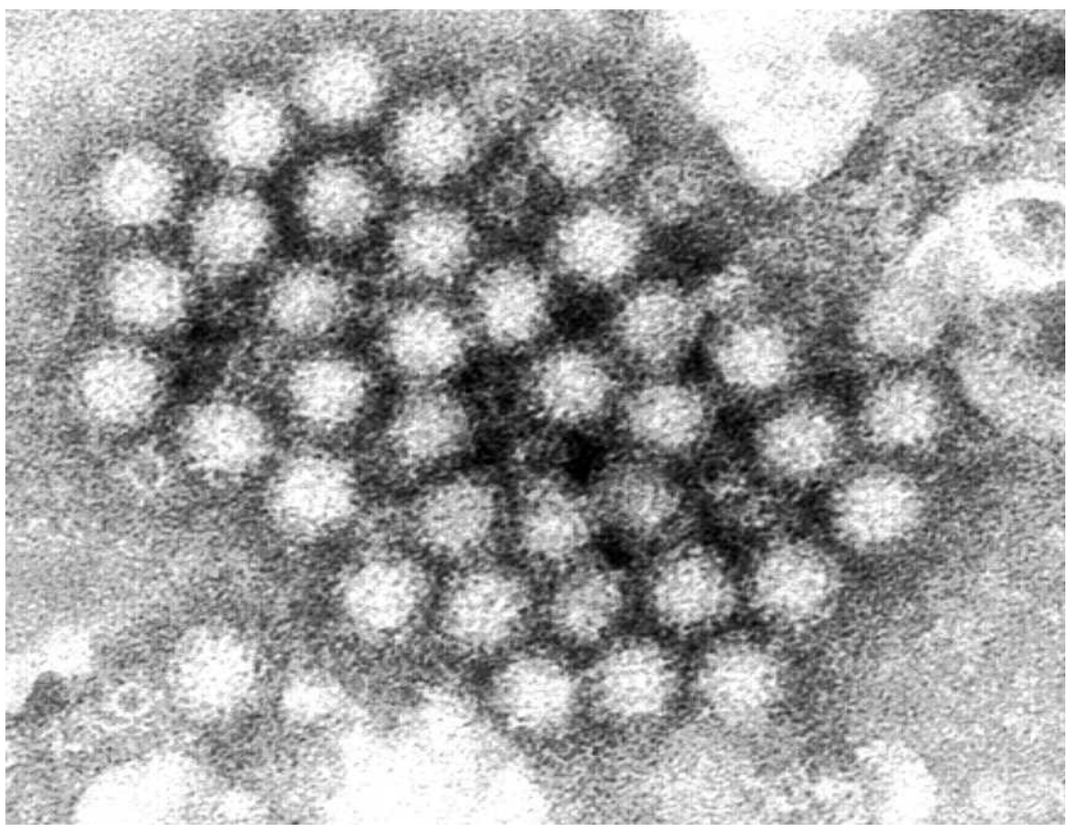
Meanwhile in Minnesota, which reports norovirus incidents to the CDC, the health department recorded more than 40 outbreaks this month. The figure is almost twice as high as normal, according to officials.

Each year, there are about 2,500 reported outbreaks of norovirus across the country, but health experts say the true number could be higher. Norovirus is often treated at home and not reported to health officials, Dixon said.

And those who might have it are not always tested at health sites, she added. "We do see children coming in with vomiting and diarrhea," she said. "It's usually self-resolved. The biggest thing is to stay hydrated."

Dixon recommends frequent hand-washing for at least 20 seconds and cleaning household surfaces with bleach.

She also warned about increases of two other illnesses that peak in the winter: the flu and respiratory syncytial virus, more commonly known as RSV. Cases in the District are "high for the winter season," Dixon said.



Norovirus is a highly contagious illness that can cause vomiting, diarrhea and low-grade fevers.

CHARLES D. HUMPHREY/CENTERS FOR DISEASE CONTROL AND PREVENTION VIA AP

Ex-Republican could challenge Spanberger, Democrat he endorsed after Jan. 6

RIGGLEMAN FROM **B1**

He has what he calls a "nuanced" position on abortion: He considers late-term abortions "barbaric" and said he would support a cutoff at 15 or 20 weeks of pregnancy unless the procedure is needed to protect the woman's life or health. But as the father of three adult daughters, he also said he would fight for the rights of doctors to perform abortions in those cases without fear of prosecution.

"I think I have this unique ability to [tick] off both sides with facts and truth," he said.

Riggleman won the 5th District in 2018 with then-president Donald Trump's endorsement and a libertarian streak — calling for Planned Parenthood to be defunded, government trimmed and marijuana decriminalized. He lost the GOP nomination two years later to a more traditional conservative after officiating at the wedding of two campaign volunteers, both men. He became an outspoken critic of Trump and others who falsely claimed that Democrats stole the White House in 2020 or spread other disinformation.

After leaving Congress, Riggleman served as a senior staff member on the House committee that investigated the Jan. 6 attack. Since then, he has endorsed a number of Democrats in races against Republican election-deniers, giving his backing to Spanberger in her 2022 reelection campaign in the 7th District and Vice President Kamala Harris in her failed bid against Trump last year.

In a TV commercial for Spanberger two years ago, Riggleman praised her bipartisanship. He had worked with the former CIA officer on issues such as expanding rural broadband, bonding over their shared background in counterterrorism.

"This is not a typical political ad," Riggleman said in the opening frame. "I'm a Republican congressman saying nice things about a Democrat."

Riggleman still says nice things about Spanberger, even as a potential rival for the Executive Mansion, but said he has something different to offer as someone untethered to either party.

"I have no fear about approaching any side of the aisle and calling out crazy, or endorsing rationality and good policy," he told The Post. "And it just puts me in a very powerful position."

Spanberger, whose term expires Jan. 3, did not seek reelection last year so she could run for governor. She has had the Democratic gubernatorial nomination contest to herself since her lone rival dropped out in April. She faces a potential Democratic rival in Rep. Robert C. "Bobby" Scott, who has not ruled out getting into the race.

A spokesman for Spanberger declined to comment on Riggleman's potential bid for governor, as did a spokesman for Lt. Gov. Winsome Earle-Sears (R), the lone candidate so far for the GOP's gubernatorial nomination. They are seeking to succeed term-limited Gov. Glenn Youngkin (R).

As he weighs running for one of the two offices, Riggleman said part of his calculus is whether either post would present conflicts of interest for his personal business ventures, which include the cybersecurity firm Riggleman Information & Intelligence Group (RIIG), and the distillery, which he owns with his wife.

The lieutenant governorship is a part-time position whose only constitutional duties are presiding over the state Senate and stepping in if the governor dies or resigns.

Democrats seeking the office are: state Sen. Ghazala F. Hashmi (Chesterfield); Babur B. Lateef, a prominent Northern Virginia eye surgeon and chairman of the Prince William County School Board; state Sen. Aaron R. Rouse (Virginia Beach); former federal prosecutor Victor Salgado; and former Richmond Mayor Levar M. Stoney.

On the Republican side so far, Navy veteran John Curran is the lone declared candidate, although several others have expressed interest.

"I know nuance is not popular in politics now. It's blunt-force populism or disinformation or emotional entreaties or fear," Denver Riggleman said.

JOHN MCDONNELL/THE WASHINGTON POST

Stockpile of homemade bombs seized in Virginia

ARREST FROM **B1**

Prosecutors said Spafford lives with his wife and two children, and that his wife thought the firearms were registered and was not aware of the explosives stockpile. Authorities detonated most of the explosive devices at the scene and tested a subset, according to court filing from prosecutors.

According to an FBI affidavit, the government informant "reported that Spafford and his friends are preparing for something that Spafford would not be able to do alone" and that he was making "approximately 50 rounds of ammunition per day." He discussed putting a 360-degree turret atop his property, as well as conspiracy theories that missing children in the news had been taken by federal agents to be trained as school shooters, court records say the tipster told authorities.

"Several weeks after the assassination attempt of then-Presidential candidate Donald Trump in Pennsylvania, the defendant stated that he hoped the shooter doesn't miss 'Kamala,'" according to a court filing from prosecutors, referring to Vice President Kamala Harris, then the Democratic nominee for president.

An attorney for Spafford, who faces a prison sentence of up to 10 years if convicted of the unregistered firearm charge, declined to comment Tuesday.

Spafford boasted to the confidential source that his short-barrel rifle was not registered with federal officials, as required by law, according to prosecutors. Defense attorneys noted in a court filing that prosecutors are not alleging that Spafford "ever threatened to use that gun in the commission of any crime."

A federal magistrate judge in Norfolk ruled that Spafford could be detained pending trial at his mother's home with electronic monitoring; prosecutors in the Eastern District of Virginia are appealing the ruling to a federal district judge. Spafford will remain in jail at least until that process concludes.

"There was no evidence introduced that Mr. Spafford is a danger to the community and in fact, the evidence showed he had never used any explosive device, never threatened to use one, and never threatened any individual or group," attorneys Lawrence Woodward and Jeffrey Swartz said in a filing on New Year's Eve.

THE DISTRICT

Judge rules against city in suit filed by seniors

BY JENNA PORTNOY

A federal judge Tuesday ruled the District violated the Americans With Disabilities Act after failing to move residents with disabilities from nursing homes into the community, where they are entitled to in-home care.

The ruling comes 14 years after several hundred nursing home residents filed the class-action lawsuit alleging that the District violated a federal mandate to move eligible and interested Medicaid recipients to community-based services, and five years after an appeals court ordered a new trial in the case.

"Today's ruling affirms the right of thousands of people with disabilities to choose how and where they live," said Kelly Bagby, an attorney with AARP Foundation who represents the plaintiffs. "For far too long, thousands of people forced to live in D.C. nursing homes were denied this right. Today, people with disabilities around the country are applauding the Court's recognition of their civil rights."

A spokesperson for the city's attorney general said the office is reviewing the opinion and assessing next steps.

The judge ordered the District to inform nursing home residents when they are admitted and at least every three months after that about community-based long-term care alternatives to nursing facilities; find out their preferences; and ensure sufficient capacity of community-based long-term care services.

The plaintiffs' complaint alleged that between 500 and 2,900 people with disabilities in the District are "unnecessarily institutionalized in nursing facilities, segregated and isolated from their families and friends" and that "these individuals desperately want to return to their communities."

The District argued a lack of affordable housing in the city barred residents from leaving the facilities, especially in light of long wait lists for subsidized housing and even more limited options for wheelchair-accessible units.

In 1999, the Supreme Court ruled in *Olmstead v. L.C.* said that state and local governments must provide community-based services to people with disabilities whenever possible and that unnecessarily institutionalizing them is a form of discrimination.

Plaintiffs in the suit against the District were represented by attorneys from AARP Foundation with co-counsel including Disability Rights D.C. at University Legal Services and the law firms of ArentFox Schiff, LLP, Terris Pravlik & Millian, and Relman Colfax, PLLC.

Aaron Schaffer contributed to this report.

The Sweetest Gift

Two dozen recipes, from classics to dazzling debuts, hand-picked from nearly 20 years of holiday cookie collections in The Washington Post.

Get it for your recipe library and for all the bakers on your gift list.

wapo.st/specials

The Washington Post

S0653_2x10.5

State-of-the-art PRINTING.

Impeccable RESULTS.

How can we help YOU?

Booklets
Brochures
Posters
Flyers
Postcards
Business Cards
And More

twprintsolutions.com

wp Print SOLUTIONS

A Division of The Washington Post

M0036_2x10.5

OBITUARIES

DOUGLAS GRAHAM/CQ-ROLL CALL INC. VIA GETTY IMAGES

FRIEDRICH ST. FLORIAN, 91

Architect designed WWII Memorial

BY HARRISON SMITH

Friedrich St. Florian, an Austrian American architect who designed the World War II Memorial on the Mall, helping to honor the sacrifices of the 16 million Americans who served in the war and the millions more who supported them back home, died Dec. 18 in Providence, Rhode Island. He was 91.

His death, at home in a modern building he designed himself, was confirmed by his daughter Alisia St. Florian. The exact cause was not yet known, she said, but Mr. St. Florian had kidney cancer and was believed to have had a heart attack or stroke.

A dapper, soft-spoken architect who spent much of his career in academia, Mr. St. Florian was in some ways an unlikely architect of the World War II Memorial, a classically inspired plaza home to granite columns, bronze sculptures and a fountain, just east of the Lincoln Memorial Reflecting Pool.

Raised in Austria, where his father was a hydroelectric engineer, Mr. St. Florian was initially known for his conceptual, avant-garde designs for futuristic cities and buildings, including a 300-story tower that would have soared above the clouds. But while teaching at the Rhode Island School of Design in Providence, he turned toward more practical work, designing homes across New England and helping spark a revival of the city's downtown as an architect of Providence Place, a $460 million shopping mall that opened in 1999.

By then, Congress had authorized the creation of the first national memorial to the men and women who served in World War II, to be located on the Mall near memorials to the Vietnam and Korean wars.

Guided by a belief that "wars must be remembered, not glorified," Mr. St. Florian entered a national design contest for the site in 1996, with a proposal that featured a pair of rose-covered berms and curved colonnades surrounding the Rainbow Pool, an existing reflecting pool that would be incorporated into the site. Truncated 40-foot columns were envisioned for the plaza, with their tops cut short in a nod to the human cost of war. Central to his design was a plan to lower the plaza and the pool, to protect the existing view between the Washington Monument and Lincoln Memorial.

Mr. St. Florian's proposal beat out more than 400 other entries and was unanimously selected by the jury and evaluation board. But after it was unveiled to the public in 1997, it came under ferocious attack from architecture critics who deemed it uncreative and unworthy of the memorial's prominent location.

Some charged that the design was too grandiose, calling its triumphal arches and pillars distasteful and dehumanizing. In some quarters, the design even drew comparisons to the neoclassical work of Albert Speer, Hitler's favorite architect — a line of criticism that proved especially painful for Mr. St. Florian, who had endured Germany's annexation of Austria and recalled how his parents were apolitical and horrified by Nazism.

"There is absolutely nothing imperial about this design," he told the New York Times in 2000, amid a years-long debate over the project. "The architecture is most appropriate, in the classical language. We did not want to go back and copy but to be interpreters."

In response to the criticism, Mr. St. Florian submitted a smaller-scale design concept that was approved in 1998 and finalized two years later, dispensing with the berms, an underground museum and other features. Lawsuits threatened to derail the project until 2001, when Congress passed legislation barring additional legal challenges.

The memorial was formally dedicated on Memorial Day weekend in 2004, in a ceremony attended by tens of thousands of World War II veterans. The final design included a pair of matching triumphal arches signifying the Atlantic and Pacific theaters; a Freedom Wall with 4,048 gold stars, each symbolizing 100 Americans who died in the war; 56 surrounding columns decorated with bronze wreaths, for the U.S. states and territories during the war; and two-dozen bronze bas-relief panels, sculpted by artist Raymond Kaskey, that documented wartime scenes from the battlefield and home front.

"In this memorial, St. Florian got the fundamentals right," Washington Post architecture critic Benjamin Forgey wrote in a review, adding that "you come away convinced that the World War II generation has found its proper home on the Mall."

Plenty of others disagreed. Elsewhere in The Post, columnist Marc Fisher called the memorial a "hodgepodge of cliché and Soviet-style pomposity." Herbert Muschamp of the Times declared that the design "puts sentiment in the place where knowledge out to be," while the New Yorker's Paul Goldberger deemed the memorial "banal and timid, overly concerned with being well mannered."

Debates over the design soon gave way to tributes on behalf of the veterans it was meant to honor. Mr. St. Florian said he was proud of the finished project, even as he had grown weary of a design process that included input from the American Battle Monuments Commission, the Commission of Fine Arts, the National Capital Planning Commission and the National Park Service.

By his count, he had traveled to and from Washington 150 times after being selected as the designer.

"I could always walk out, but I was determined not to do it," he said before the dedication. "If I wanted to stay in, I have to deal with different groups and different opinions in a very civil and considerate manner. The key is, you have to pick your fights."

The second of four children, Friedrich Florian Gartler was born in Graz, a city in southeastern Austria, on Dec. 21, 1932. He spent part of his childhood in the Alpine village of Kaprun, where he vividly remembered witnessing the American liberation in spring 1945, as a 12-year-old taking classes in a luxury hotel that had been converted into a girls' school during the war.

"The door burst open," he recalled in a Post interview decades later, "and there stood an American GI in full combat uniform — the double helmet, the camouflage, the rifle in his hands — and when he saw all of the children he had a wonderful smile and beautiful teeth." The students were dismissed, and Mr. St. Florian raced home to tell his mother school was over.

"No, you little fool," she replied, "the war's over."

Mr. St. Florian studied architecture at what is now the Graz University of Technology, graduating in 1958. Around that same time, he adopted the last name "St. Florian," honoring the patron saint of firefighters — who was born in present-day Austria — as well as the Italian futurist architect Antonio Sant'Elia, who was killed during World War I.

Partnering with his college classmate Raimund Abraham, he began entering design competitions, including for a university in Saudi Arabia. The duo placed third — an impressive yet relatively unremarkable finish for a pair of young architects, were it not for the fact that they beat out modernist master Walter Gropius and his firm, which came in fourth. Joined by a third partner, the duo later came in second in the design competition for the Pompidou Center in Paris.

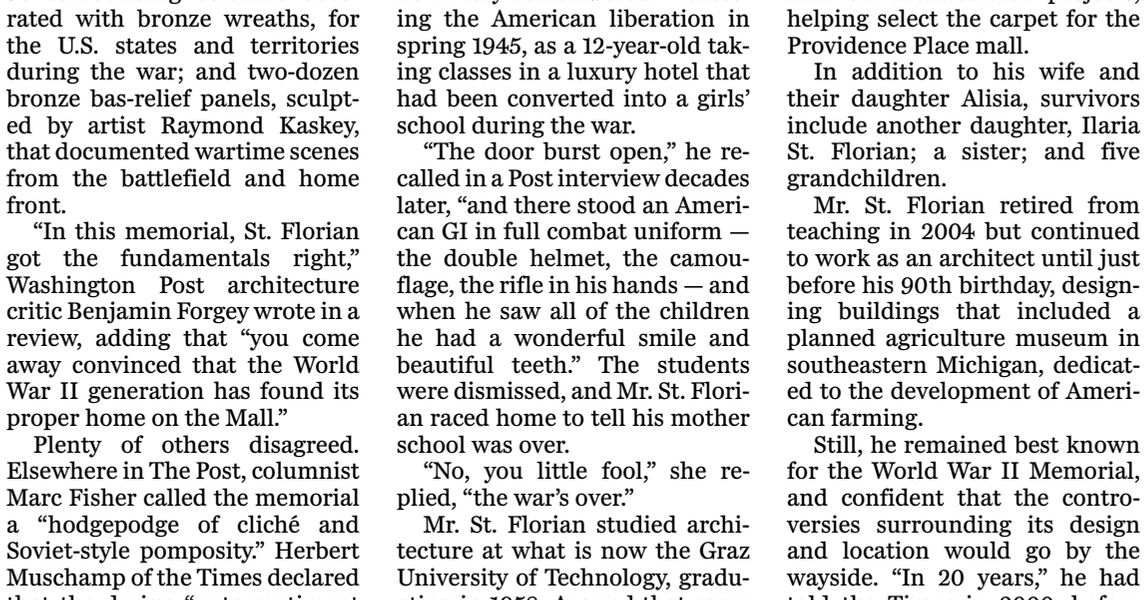
Mr. St. Florian came to the United States on a Fulbright scholarship, studying architecture at Columbia University, and became a U.S. citizen in 1973. He received a master's degree in 1962 and joined the faculty at RISD the next year, rising to become dean of architecture as well as acting provost.

While at RISD, he also taught at a school program in Rome, where he met Livia Campanella, an Italian painter he married in 1967. She later collaborated with him on architectural projects, helping select the carpet for the Providence Place mall.

In addition to his wife and their daughter Alisia, survivors include another daughter, Ilaria St. Florian; a sister; and five grandchildren.

Mr. St. Florian retired from teaching in 2004 but continued to work as an architect until just before his 90th birthday, designing buildings that included a planned agriculture museum in southeastern Michigan, dedicated to the development of American farming.

Still, he remained best known for the World War II Memorial, and confident that the controversies surrounding its design and location would go by the wayside. "In 20 years," he had told the Times in 2000, before construction got underway, "it will be part of this family of great memorials, and nobody will have any arguments about it."



ALLISON ROBBERT FOR THE WASHINGTON POST

Friedrich St. Florian, top, who was dean of architecture as well as acting provost at the Rhode Island School of Design, beat out 400 others with his concept for the World War II Memorial on the Mall.

Shop Post Special Products

Unique items showcasing the exclusive work of Post columnists, artists and photographers

National Parks Posters (set of 5)
$60 for the set; $20 each

GREAT GIFTS!

2023 Dining Guides
$9.99 each

Memorable Page Reprints
$10 each

2024 Calendar
$10

Michelle Singletary's Money Milestones
$9.99

Purchase these items and discover more at

wapo.st/specials

The Washington Post

S0619_4x7

The Washington Post

Experience next level storytelling.

Streamlined navigation. Immersive graphics.
Enhanced features.

Scan the QR code to explore the app

S0431 4x7

Stay one step ahead of this season's weather with the **Capital Weather Gang**

washingtonpost.com/capitalweathergang

@capitalweather capitalweather capitalweather

N0247 4x7

DEATH NOTICE

VENIS

WILLIAM W. VENIS
The Officers and Members of Local #10, International Union of Elevator Constructors, are hereby notified of the passing of Brother William W. Venis on December 11, 2024. A Celebration of Life will be held Saturday, January 4, 2025, at the Calvert Elks Lodge, 1015 Dares Beach Road, Prince Frederick, MD 20678, from 3 p.m. to 6 p.m.

Fraternally,
The Business Office

When the need arises, let families find you in the Funeral Services Directory.

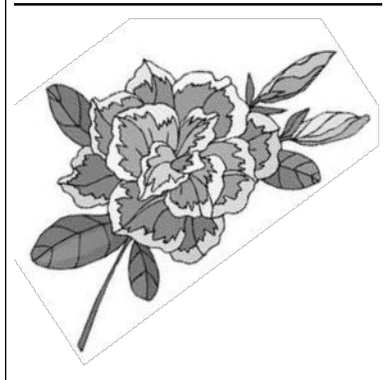
To be seen in the Funeral Services Directory, please call paid Death Notices at 202-334-4122.

The Washington Post

When the need arises, let families find you in the Funeral Services Directory.

To be seen in the Funeral Services Directory, please call paid Death Notices at 202-334-4122.

The Washington Post



DEATH NOTICE

HAUPT

WILLIAM L HAUPT "Bill"
William L. "Bill" Haupt, 83, passed away peacefully on December 29, 2024, in Hagerstown, Maryland. Bill was the beloved husband of the late Joan Pancoe Haupt.
Born on January 13, 1941, in Washington, DC he was the son of the late William and Elsa Marie Olsen Haupt.
With a rich career spanning over 53 years, Bill was first employed by Elevator Constructors for 25 years. Following that chapter, he served the Veterans Administration for an impressive 28 years until his retirement in 2014. His commitment to his work was evident, and he was a proud member of the National Union Elevator Constructor Local 10.
Beyond his professional achievements, Bill found joy in nurturing his garden. He had a particular passion for working outdoors, planting beautiful flowers that brought vibrancy and life to his surroundings. These hobbies reflected his nurturing spirit and his love of nature.
Bill is survived by his brother, Gary Haupt, along with numerous nieces, nephews, and cousins who cherished him deeply. He was preceded in death by his brother, Richard Haupt.
Friends and family are invited to pay their respects and celebrate Bill's life at Bast-Stauffer Funeral Home-Boonsboro, 7606 Old National Pike, Boonsboro, MD 21713. Visitation will take place on January 8, 2025, from 6 to 8 p.m., with the funeral service commencing at 7 p.m. A second visitation will be held on January 9, 2025, from 1 to 3 p.m.
Bill Haupt will be remembered for his unwavering dedication to his work, his love for his family, and his passion for cultivating beauty in both his garden and the lives of those around him.
A joint service for Bill and Joan will take place at 1 p.m. on Wednesday, January 15, 2025 at St. Mary's Byzantine Catholic Church, 141 West High St., Nesquehoning, PA and the burial arrangements will be handled by Bruce A. Nalesnik Funeral Home in Nesquehoning, PA.
Memorial donations may be made to St. Mary's Byzantine Catholic Church, 141 West High St., Nesquehoning, PA, 18240.
Expressions of sympathy may be offered to the family at
www.baststaufferfuneralhome.com

HUDNUT

BEVERLY GUIDARA HUDNUT
Beverly Guidara Hudnut, 66, of Chevy Chase, MD and North Creek, NY passed away peacefully on December 29, 2024 surrounded by loved ones. The cause of death was glioblastoma brain cancer. Born and raised in Cincinnati, OH, Ms. Hudnut began developing what she considered her greatest skill as the oldest of five siblings in a very chaotic household: the ability to organize chaos!

Ms. Hudnut earned a Bachelor of Science degree in Interpersonal Communication at the University of Evansville. Later in life, she earned a Juris Doctor degree from the Washington College of Law at American University in Washington, D.C. Out of intellectual curiosity, she continued to study Latin, Chinese, Japanese, Greek, and Spanish languages after her formal education ended.

She enjoyed a wide range of roles and responsibilities, including First Lady of the City of Indianapolis, lawyer, lobbyist, policy advisor, consultant, and volunteer—but her favorite roles were as wife and mother. She was a fierce advocate for her late husband Bill and their son Chris and also for the organizations and issues that she supported.

Ms. Hudnut served on a variety of boards, committees, and commissions over the years, including, most recently, the Board of Trustees for Landon School in Bethesda, MD and the Board of the Windover Corporation in North Creek, NY. In addition to a love of family and professional activities, she embraced a love of traveling around the world.

She was preceded in death in 2016 by her husband, William H. Hudnut III and an infant son, George Matheson Hudnut, in 1992. Survivors include her son Christopher Shew Hudnut, three stepchildren, her mother, and three siblings.

A memorial service will be held at St. Columba's Episcopal Church, 4201 Albemarle Street in Washington, on Saturday, January 4, 2025, at 2:30 p.m. Ms. Hudnut's ashes will be interred next to her husband Bill at both the family cemetery at Windover in North Creek, NY and at the Second Presbyterian Church in Indianapolis, IN.

In lieu of flowers, memorial donations can be made to the Hudnut Scholarship in Public Leadership at Indiana University. Perhaps more importantly, Beverly said that the best respect that you could show her "is to be kind to one another and to work hard to make a positive difference in the lives of others in the world around you."

POST YOUR CONDOLENCES

Now death notices on washingtonpost.com/obituaries allow you to express your sympathy with greater ease. Visit today.

The Washington Post

POST YOUR CONDOLENCES

Now death notices on washingtonpost.com/obituaries allow you to express your sympathy with greater ease. Visit today.

The Washington Post

THE WEATHER

WASHINGTONPOST.COM/WEATHER · X: @CAPITALWEATHER · FACEBOOK.COM/CAPITALWEATHER

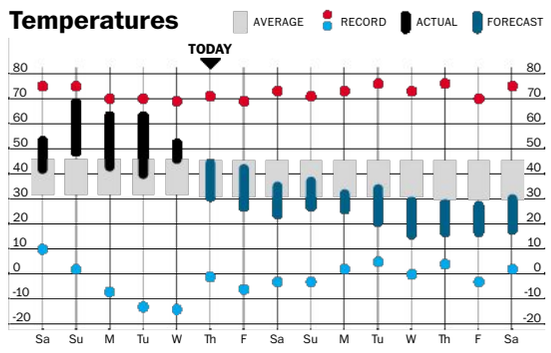
Sunny and less breezy

Today will be mostly sunny and breezy again, though winds won't be as strong as they were to ring in 2025. Winds should blow from the west around 15 mph with gusts near 30 mph. Colder highs reach only the low to mid-40s. In the evening, it will turn partly cloudy with diminishing winds and overnight lows in the mid-20s to low 30s. The lower temperatures are the beginning of a trend that may result in the first snowfall of the year later this weekend or early next week.

Today	Friday	Saturday	Sunday	Monday	Tuesday
Mostly sunny, breezy	Snow showers	Cloudy, breezy	Mostly cloudy	Cold, snow	Mostly sunny, cold
44° 31°	**42°** 27°	**35°** 24°	**37°** 27°	**32°** 26°	**34°** 21°
FEELS*: **35°**	FEELS: **35°**	FEELS: **20°**	FEELS: **27°**	FEELS: **27°**	FEELS: **24°**
CHNCE PRECIP: **0%**	P: **75%**	P: **0%**	P: **0%**	P: **95%**	P: **0%**
WIND: **WNW 10–20 mph**	W: **SW 7–14 mph**	W: **NW 12–25 mph**	W: **NW 8–16 mph**	W: **NNW 6–12 mph**	W: **NW 8–16 mph**
HUMIDITY: **Low**	H: **Moderate**	H: **Low**	H: **Low**	H: **High**	H: **Moderate**

OFFICIAL RECORD

Temperatures

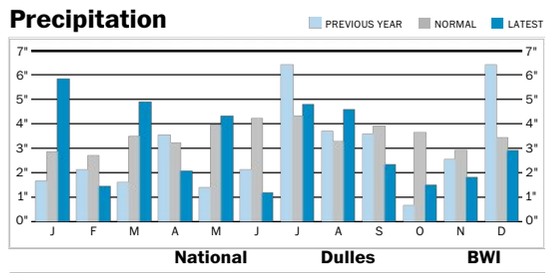


Statistics through 5 p.m. Wednesday

	National	Dulles	BWI
High	**52°** 1:19 p.m.	**49°** 12:41 p.m.	**51°** 12:37 p.m.
Low	**46°** 5:00 p.m.	**39°** 1:39 a.m.	**42°** 2:36 a.m.
Normal	46°/32°	43°/27°	44°/27°
Record high	69° 2005	68° 2005	67° 2005
Record low	–14° 1881	–6° 1968	–6° 1881

Difference from 30–yr. avg. (National): this month: **+10.5°** yr. to date: **+10.5°**

Precipitation



	National	Dulles	BWI
Past 24 hours	0.39"	0.32"	0.22"
Total this month	0.00"	0.00"	0.00"
Normal	0.09"	0.09"	0.10"
Total this year	0.00"	0.00"	0.00"
Normal	0.09"	0.09"	0.10"
Snow, past 24 hours	0.0"	0.0"	0.0"
Snow, season total	0.1"	0.1"	Trace

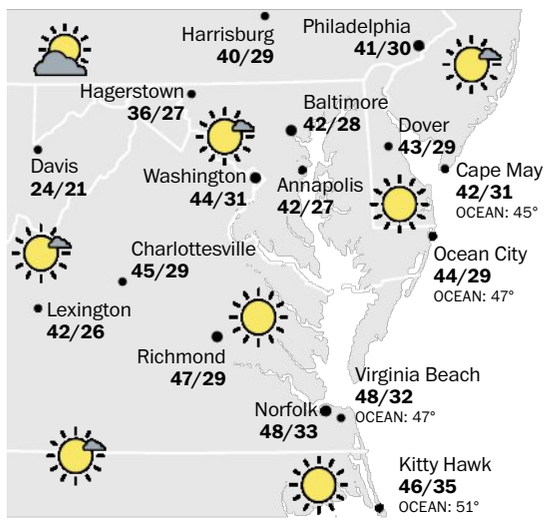
Moon Phases

Jan 6	Jan 13	Jan 21	Jan 29
First Quarter	Full	Last Quarter	New

Solar system

	Rise	Set
Sun	7:27 a.m.	4:58 p.m.
Moon	9:43 a.m.	7:58 p.m.
Venus	10:05 a.m.	8:47 p.m.
Mars	6:12 p.m.	9:05 a.m.
Jupiter	2:48 p.m.	5:26 a.m.
Saturn	10:46 a.m.	10:01 p.m.

REGION



Pollen: Low

Grass	Low
Trees	Low
Weeds	Low
Mold	Low

Air Quality: Moderate
Dominant cause: Nitrogen oxide

UV: Low
2 out of 11+

Blue Ridge: Today, breezy; sunny, cold; however, some clouds in northern parts. High 24 to 28. Winds west-northwest 15–25 mph. Tonight, clear to partly cloudy. Low 21 to 25. Winds west-northwest 7–14 mph.

Atlantic beaches: Today, plenty of sun. Windy this morning; cooler. High 41 to 48. Winds west 12–25 mph. Tonight, clear. Low 28 to 33. Winds west 8–16 mph. Friday, a rain or snow shower in spots, but dry in the south. High 40 to 46.

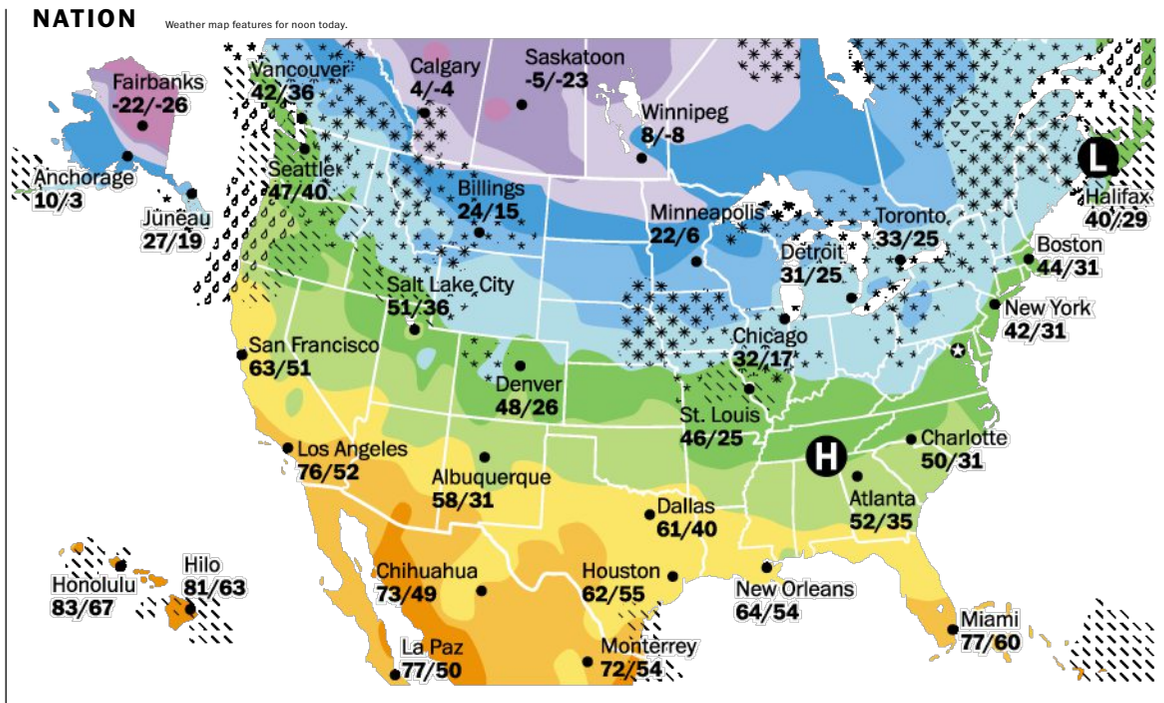
Waterways: *Upper Potomac River*: Today, sunny. Wind west 7–14 knots. Waves 2–4 feet. Visibility generally clear. • *Lower Potomac and Chesapeake Bay*: Today, sunny. Wind west 10–20 knots. Waves 1–3 feet on the Lower Potomac; 2–4 feet on the Chesapeake Bay. • *River Stages*: The stage at Little Falls will be around 3.30 feet today, with no change of 3.30 Friday. Flood stage at Little Falls is 10 feet.

Today's tides (High tides in **Bold**)

Washington	4:22 a.m.	**9:30 a.m.**	4:26 p.m.	**9:44 p.m.**
Annapolis	1:04 a.m.	**6:12 a.m.**	12:28 p.m.	**7:17 p.m.**
Ocean City	2:33 a.m.	**9:03 a.m.**	3:28 p.m.	**9:20 p.m.**
Norfolk	4:31 a.m.	**10:57 a.m.**	5:18 p.m.	**11:19 p.m.**
Point Lookout	**2:23 a.m.**	8:21 a.m.	**3:06 p.m.**	10:12 p.m.

NATION

Weather map features for noon today.



T-storms · Rain · Showers · Snow · Flurries · Ice · Cold Front · Warm Front · Stationary Front

<–10 | –0s | 0s | 10s | 20s | 30s | 40s | 50s | 60s | 70s | 80s | 90s | 100s | 110+

Yesterday's National
High: Punta Gorda, FL **81°**
Low: Pinedale, WY **–17°**
for the 48 contiguous states

World
High: Julia Creek, Australia **111°**
Low: Oymyakon, Russia **–68°**
excludes Antarctica

NATIONAL	Today	Tomorrow
Albany, NY	38/28/sf	35/21/sf
Albuquerque	58/31/s	59/34/s
Anchorage	10/3/s	9/5/s
Atlanta	52/35/s	53/28/s
Austin	64/48/pc	64/52/pc
Baltimore	42/28/s	39/26/sf
Billings, MT	24/15/c	19/14/c
Birmingham	54/34/s	53/28/s
Bismarck, ND	15/–2/s	8/–7/c
Boise	43/40/c	50/35/sh
Boston	44/31/pc	37/25/s
Buffalo	31/25/pc	30/20/sf
Burlington, VT	35/25/sf	29/16/pc
Charleston, SC	57/33/s	60/33/s
Charleston, WV	37/29/pc	34/21/sn
Charlotte	50/31/s	52/24/s
Cheyenne, WY	40/26/c	47/23/pc
Chicago	32/17/sn	24/11/s
Cincinnati	39/29/c	32/15/sf
Cleveland	32/27/sf	31/20/sf
Dallas	61/40/pc	58/49/pc
Denver	48/26/pc	52/24/c
Des Moines	31/14/sn	23/8/pc
Detroit	31/25/c	28/19/c
El Paso	68/38/s	71/41/s
Fairbanks, AK	–22/–26/s	–20/–29/s
Fargo, ND	11/1/pc	6/–6/c
Hartford, CT	42/29/pc	39/24/s
Honolulu	83/67/sh	83/67/pc
Houston	62/55/c	69/53/pc
Indianapolis	37/23/sn	29/15/sf
Jackson, MS	60/38/s	58/33/s
Jacksonville, FL	62/34/s	65/35/s
Kansas City, MO	43/21/sf	34/20/s
Las Vegas	63/43/s	63/45/pc
Little Rock	52/38/c	53/31/pc
Los Angeles	76/52/s	66/47/pc
Louisville	44/34/s	38/21/sf
Memphis	51/38/c	48/29/s
Miami	77/60/pc	76/53/pc
Milwaukee	32/19/pc	24/11/s
Minneapolis	22/6/pc	16/2/s
Nashville	49/36/pc	43/23/s
New Orleans	64/54/s	65/49/pc
New York City	42/31/pc	38/28/pc
Norfolk	48/33/s	46/30/c
Oklahoma City	53/29/pc	53/36/s
Omaha	33/17/sn	24/13/pc
Orlando	67/46/pc	69/45/s
Philadelphia	41/30/s	40/26/pc
Phoenix	76/48/s	79/52/pc
Pittsburgh	30/26/sf	30/19/sn
Portland, ME	38/25/c	34/18/s
Portland, OR	47/43/r	52/47/r
Providence, RI	43/29/pc	37/23/s
Raleigh, NC	50/31/s	49/26/c
Reno, NV	57/35/c	58/30/sh
Richmond	47/29/s	48/24/sf
Sacramento	60/46/pc	57/44/r
St. Louis	46/25/pc	36/22/s
St. Thomas, VI	84/74/pc	84/74/s
Salt Lake City	51/36/c	50/37/pc
San Diego	70/47/pc	65/52/pc
San Francisco	63/51/pc	61/48/r
San Juan, PR	85/73/pc	85/73/s
Seattle	47/40/sh	48/42/r
Spokane, WA	35/32/sn	38/33/sn
Syracuse	35/27/sn	32/20/sf
Tampa	68/48/pc	70/46/s
Wichita	48/23/pc	41/28/pc

WORLD	Today	Tomorrow
Addis Ababa	73/47/s	73/47/pc
Amsterdam	43/35/sh	41/34/pc
Athens	60/43/pc	61/46/s
Auckland	73/62/sh	73/60/t
Baghdad	66/40/pc	64/37/pc
Bangkok	90/67/s	91/71/c
Beijing	41/13/pc	43/13/pc
Berlin	42/31/pc	36/29/sn
Bogota	67/49/r	66/50/r
Brussels	42/33/pc	38/31/s
Buenos Aires	87/61/s	82/62/s
Cairo	68/50/s	68/51/s
Caracas	74/62/sh	75/62/r
Copenhagen	37/31/sf	35/29/sf
Dakar	80/67/pc	80/68/pc
Dublin	38/27/s	38/29/s
Edinburgh	36/29/s	37/30/s
Frankfurt	41/31/r	38/27/pc
Geneva	46/33/r	40/25/pc
Ham., Bermuda	68/62/pc	65/61/pc
Helsinki	24/18/c	24/14/c
Ho Chi Minh City	91/76/t	91/72/r
Hong Kong	69/61/pc	69/58/pc
Islamabad	68/44/pc	70/48/pc
Istanbul	54/50/s	58/51/pc
Jerusalem	56/37/s	58/40/pc
Johannesburg	76/61/t	80/61/t
Kabul	37/33/r	38/30/r
Kingston, Jam.	86/75/pc	85/74/c
Kolkata	74/51/s	75/55/s
Kyiv	49/33/s	36/28/pc
Lagos	92/78/pc	92/78/pc
Lima	75/66/c	77/67/pc
Lisbon	57/45/c	60/49/c
London	41/27/s	40/30/s
Madrid	46/32/pc	46/34/c
Manila	88/77/t	88/76/sh
Mexico City	70/45/c	68/46/pc
Montreal	30/20/sf	24/11/c
Moscow	38/24/sn	28/21/pc
Mumbai	91/72/pc	92/70/pc
Nairobi	80/60/s	79/60/sh
New Delhi	67/47/pc	72/47/pc
Oslo	23/12/pc	26/10/pc
Ottawa	29/18/c	20/8/pc
Paris	42/29/r	39/27/s
Prague	44/29/sh	35/26/c
Rio de Janeiro	85/74/t	88/75/s
Riyadh	64/40/pc	63/37/pc
Rome	58/52/pc	58/40/r
San Salvador	84/63/c	84/62/pc
Santiago	90/57/s	89/57/s
Sarajevo	44/36/pc	43/19/c
Seoul	42/19/s	36/15/s
Shanghai	58/39/pc	52/37/pc
Singapore	88/77/t	88/76/t
Stockholm	22/14/pc	19/10/s
Sydney	73/68/sh	77/67/pc
Taipei City	66/59/sh	64/58/c
Tehran	46/33/s	47/32/s
Tokyo	54/41/s	50/38/r
Toronto	33/25/sf	30/19/sf
Vienna	38/33/c	40/29/s
Warsaw	45/29/r	35/26/sn

Key: **s**-sunny, **pc**-partly cloudy, **c**-cloudy, **r**-rain, **sh**-showers, **t**-thunderstorms, **sf**-snow flurries, **sn**-snow, **i**-ice

Sources: **AccuWeather.com**; US Army Centralized Allergen Extract Lab (pollen data); airnow.gov (air quality data); National Weather Service

* AccuWeather's **RealFeel Temperature®** combines over a dozen factors for an accurate measure of how the conditions really "feel."

MICHAEL S. WILLIAMSON/THE WASHINGTON POST

Getting off on the right foot

Hundreds of hikers (with both two legs and four) take part in the First Hike at Seneca Creek State Park in Gaithersburg on Wednesday. The event in Montgomery County is a self-guided tour in which hikers ring in the new year with a walk along the Lakeshore Trail around Clopper Lake. The trail is a 3.7-mile loop that offers scenic views of winter and the chance to see local wildlife.

The Washington Post
Style

THURSDAY, JANUARY 2, 2025

EZ RE

C

ANALYSIS

AP

NO TIME TO WOO

Jimmy Carter didn't bother courting Washington's elites, a decision that undermined his chances for a second term. Decades later, he gained widespread admiration.

BY ROXANNE ROBERTS

Jimmy Carter was a brilliant man, a president who accomplished more in four years in office than most do in eight. He was a moral man, devoted to God, family and country. He was an empathetic man, whose post-presidency revealed the full extent of his humanity and earned him the Nobel Peace Prize in 2002.

And he was a respected man — but in Washington he was not particularly beloved.

He came here in 1977 to the heal the country after Watergate, but he didn't understand the city — and the D.C. establishment didn't understand him. He approached the presidency with his trademark discipline and purpose. But he never embraced, much less mastered, the politics of the office: the schmoozing, the rituals, the need to massage egos and develop allies. He saw the trappings of Washington as a frivolous distraction. Until his advisers talked him out of it, he banned the playing of "Hail to the Chief" when he walked into a room, because it reminded him of Richard Nixon's "imperial presidency."

Carter admired the theologian Reinhold Niebuhr, who summed up the president's view of politics: "The sad duty of politics is to establish justice in a sinful world." Stuart Eizenstat, Carter's close friend for 50 years, recalled, "He felt if he did the right thing, he would be ultimately rewarded."

Friends of Carter's say his chilly relationship with Washington undermined his chances for a second term. He *was* ultimately rewarded, with widespread admiration — though not until decades later.

SEE **CARTER** ON **C2**

President Jimmy Carter talks to reporters after a televised news conference in Washington in April 1977.

FASHION

Birkin dupe disrupts the status quo

BY RACHEL TASHJIAN

Status symbols, like rich and hoping-to-appear-rich people who carry them, come in all shapes and sizes. In their desperate pursuit to mark their allegiance with the powerful and their difference from the less so, humans have invented enormous hats and tiny feet. Sparkly new Porsches and beat-up Volvos. (And new things designed to look old, like $595 pre-smudged Golden Goose sneakers.) This side of the island, and that one. Jeans with zippers at the hem, Stanley tumblers, having a butt and now, it seems, not having a butt.

These symbols come and go as the wealthy come and go from their seasonal enclaves — moving with a sense of timing and pace that is mysterious to outsiders — and what is revelatory to one group may not even register to another. It suggests that the most enduring human quality is simple insecurity.

An unusually sticky trophy of

SEE **FASHION** ON **C3**

Baldoni sues Times for libel

BY SAMANTHA CHERY

Justin Baldoni, the director and co-star of "It Ends With Us," is suing the New York Times for libel for a story it published in December about allegations made earlier that month by his co-star, Blake Lively, that Baldoni sexually harassed her and hired a crisis PR firm to coordinate a smear campaign against her.

Baldoni's lawsuit, filed Tuesday in Los Angeles Superior Court, which seeks upward of $250 million in damages, alleges that the Times "relied almost entirely on Lively's unverified and self-serving narrative, lifting it nearly verbatim while disregarding an abundance of evidence that contradicted her claims and exposed her true motives."

It also accused the outlet of not providing enough time to Baldoni and his team to respond to Lively's allegations ahead of the Dec. 21 story's publication, alleging that they received roughly 14 hours to provide comment, only for the Times to publish nearly two hours earlier

SEE **BALDONI** ON **C3**

In attempts to kiss and make up, celebs made bizarre apologies

BY ASHLEY FETTERS MALOY AND EMILY YAHR

To err is human, to forgive is divine, and to apologize publicly for a weird thing you did in front of a global audience is only for the famous. Every year, a certain crop of odd celebrity gaffes leads to even odder celebrity apologies — and, despite a few high-profile "sorry, not sorry" moments, this year brought plenty of prompt, earnest and deeply weird mea culpas. Here are the strangest blunders celebrities had to apologize for in 2024.

Man-on-Muppet violence

On a February episode of the "Today" show, an encounter between Elmo and "Curb Your Enthusiasm" creator Larry David took a turn for the weird. After being introduced, David walked over toward the show's sofa, where the hosts were seated. But then, David walked behind the couch, to where another guest, "Sesame Street's" Elmo, was already perched. In an apparent joke about Elmo's famously adorable demeanor and his own curmudgeonly one, David reached out and shook Elmo by the face, stunning the hosts (and, seemingly, the puppet).

David then walked away, laughing, only for Elmo to shout after him, "Mr. Larry, Elmo liked you before! Get back on the couch and let's talk about how you feel."

When David returned, hosts Hoda Kotb and Savannah Guthrie urged him to apologize, from his heart. "From where?" David asked with a laugh, before acquiescing: "Elmo," he said, "I just want to apologize." Elmo accepted David's apology.

WILL HEATH/NBC/GETTY IMAGES

SNL cast member Bowen Yang, right, apologized to Ariana Grande for a kiss during an October sketch.

Too much tongue

Making out a little too zealously: an offense so many of us commit and so few of us get an opportunity to apologize for. "Saturday Night Live's" Bowen Yang found himself in the lucky latter category after kissing Ariana Grande when she hosted the show on Oct. 12. In a sketch where Grande played the mother of Yang's new boyfriend, mutual dislike between the two characters escalates first into violence, then into passionate kissing.

When Grande made a guest appearance on the Nov. 6 episode of Yang and Matt Rogers's podcast, "Las Culturistas," Yang seized the chance to acknowledge the incident. "I really have to apologize to you in person," he said. "I opened my mouth up too much when we kissed on SNL."

With a laugh, Grande responded, "You absolutely did."

A confusing Met Gala dress code

The Met Gala's theme and dress code — which sometimes match and sometimes don't — confused many this year, the former being "Sleeping Beauties" and the latter "Garden of Time." If these phrases mean little to nothing to you, you're in good company. On the morning of May 6, "Today" aired an interview between Jenna Bush Hager and Met Gala co-chair and Condé Nast global chief content officer Anna Wintour. "When we came up with the title 'Sleeping Beauties,' it's wonderful and poetic and romantic, but actually, it could be many, many things," Wintour said.

Wintour, who wore her signature black sunglasses for the entire interview, went on to explain that it was Andrew Bolton, curator of the Metropolitan Museum of Art's Costume Institute, who had proposed remedying the problem of a vague theme with a dress code that turned out to be nearly equally vague. "So, I fear that we've unleashed a lot of confusion out

SEE **APOLOGIES** ON **C3**

Pitt, Jolie in bitter battle for winery

BY SAMANTHA CHERY

Brad Pitt and Angelina Jolie may have agreed to settle their divorce after eight years, but the former Hollywood power couple haven't finished resolving their legal disputes just yet.

The actors are still at odds over the ownership of Château Miraval, a French winery and vineyard that served as their wedding venue, family home and business property before it became a public backdrop to their otherwise private divorce proceedings.

Previously owned by French jazz musician Jacques Loussier and later by businessman Tom Bove, who produced a small selection of Pink Floyd rosé, the some 1,000-acre estate includes olive and oak trees, a private lake, vineyards on stone terraces, ancient Roman roads, and a 35-room house, according to Vanity Fair.

In February 2022, Pitt sued Jolie for breach of implied contract, alleging that she unlawfully and secretly sold her stake to a subsidiary of spirits conglomerate Stoli, despite their implied

SEE **CHÂTEAU** ON **C2**

What Carter's fraught relationship with D.C. teaches us

CARTER FROM **C1**

Carter was an outsider in almost every sense of the word. His predecessors — John F. Kennedy, Lyndon B. Johnson, Richard Nixon and Gerald Ford — had spent years in Washington before their presidencies. His rivals for the Democratic nomination were senators. Carter, a governor and peanut farmer from a town of some 600 people, campaigned and won as a fresh face and a fresh start. He arrived in the nation's capital confident, self-reliant and uninterested in engaging with the city's elites.

"When he was governor in Georgia, he was also highhanded with the Atlanta establishment: dismissive of them and of the big columnists for the Atlanta papers," said Jonathan Alter, author of the biography "His Very Best: Jimmy Carter, A Life." "He felt like he didn't need them, and he was a little arrogant about it. So when he got to Washington, he treated the Washington establishment with what he later described as 'relative impunity.' And then he later realized that he underestimated the importance of cozying up to the Washington establishment."

And, to be fair, why would he care about pleasing a collection of diplomats, administration officials, and current and former members of Congress? Carter had wooed voters from all around the country arguing that Washington was cliquish and, if not corrupt, full of dealmakers and compromisers — unlike him.

Washington was also full of people with an inflated sense of self, regarding Carter and his advisers as stereotypical Southerners: unsophisticated, prejudiced hayseeds. A 1977 Time cover depicted presidential advisers Hamilton Jordan and Jody Powell in overalls with fishing poles.

Carter could have easily dispelled those perceptions by courting a few of Washington's elites, especially Katharine Graham, publisher of The Washington Post and the ultimate social influencer. But Carter rejected her invitations and others and thought Georgetown dinners were a waste of his valuable time.

Eizenstat, Carter's domestic policy adviser, said many Carter insiders "came to Washington with a chip on their shoulder. It was part of the anti-Washington sense: 'We showed *them*.' Ham had that and Jody, to some extent, as well. 'Dammit, we showed them that a Southerner could win.' I think Carter felt that he was judged by the press, by the Washington scene, more harshly because he was a Southerner, particularly from the Deep South."

And Washington's press corps was in no mood to give *any* president a pass. Many felt they had been too subservient for too long to LBJ and Nixon, and they turned on Carter.

JOHN DURICKA/AP

President Jimmy Carter and first lady Rosalynn Carter chat with journalists Lawrence O'Rourke, left, and Paul Healy in 1977.

"He never caught a break," Alter said. "I think Jody Powell, his press secretary, was accurate when he said, 'We not only didn't get a honeymoon, we didn't get a one-night stand.'"

At the time, Carter was unfazed. He repeatedly told his staff to ignore the criticism, said Jim Free, who was special assistant for congressional affairs: "He really did believe and would say, 'Do the right thing, and eventually the politics will catch up.'"

Carter was an engineer and a naval officer, backgrounds where analysis, not personal relationships, is key.

"If we were going in to advocate a political position to the president, you would never say, 'This is good politics.' That was not on the top of his list," Free said. "It was all about what was needed. What was right. Just the facts, thank you very much."

He trusted his ability to dissect a problem and get to the right solution and didn't understand why other people couldn't grasp it. And he didn't understand that some people aren't persuaded by evidence and logic, but by emotions and personal connections.

To wit: When his staff suggested he invite Sen. Lloyd Bentsen of Texas to play tennis on the White House tennis court, Carter agreed, primarily because he enjoyed tennis. Later, his staff asked him what happened after the game. Did he invite Bentsen to the mansion for drinks? Did they get to know each other? Carter said, "No, you just asked me to play tennis."

He worked day and night and hated waste, in time or money. If a meeting started at 3 o'clock, anyone who walked in at 3:01 got a hard stare. His Navy years taught him a discipline and precision that he expected at the White House.

Carter was not without charm; he was, after all, elected president. "Brzezinski said, rightly, that he had three smiles," said Alter, referring to a comment by Carter's national security adviser. "He had the big, broad, famous smile, which was mostly for public consumption. Then he had the tight-lipped smile, where he would bore his icy-blue eyes into you, and that tight-lipped smile meant you were in trouble and the temperature of the room dropped. And then there was the genuine smile."

But he saw himself as a serious man with a serious job and a limited amount of time to try to do it. He didn't feel the need to woo even key members of Congress, who had been part of the same club for years — drinking, eating and laughing at each other's jokes. To Carter, they were business partners.

He loved inviting them to the East Room of the White House, where he'd give a briefing on the hottest legislative issue — Taiwan, the Panama Canal, the National Energy Act — and would lay out a very substantive view of the bill, then stay until every question got an answer. But he had no patience for small talk.

"I looked at the logs of his calls with members of Congress," Alter said. "They were so short; there were no pleasantries. If you get a picture from him, it would just be signed, 'Best wishes. Jimmy Carter.' There were some exceptions, but he just did not do the kinds of little things that can smooth the way."

Carter's failure to manage these relationships cost him the tax and health-care reforms he sought, and led to Ted Kennedy's damaging challenge for the 1980 Democratic nomination.

"Look, presidents don't have the time to socialize every day of the week, even once a week," Eizenstat said. But they need to use "the aura of the presidency to build support, to explain privately what you're trying to do, what your priorities are, why they're important. When the times get tough, … he needs people in the establishment who will speak out for him, and that can only happen with personal contact. And no one felt that personal connection."

To their credit, the White House staff tried. Bob Strauss, one of the great power brokers of Washington, told Carter that he could charm Sen. Robert Byrd of West Virginia by asking him to the White House to play the fiddle. Carter dutifully agreed, and Byrd played after dinner. "If you pointed him in the right direction, he would do it," said Gerry Rafshoon, Carter's communications adviser. "But you could be sure that the dinner guests left by 10 o'clock, then Carter would go back to the Oval Office and finish some work."

After his defeat, the president was asked what he *wouldn't* miss after leaving the White House: "Well, I don't have to listen to Bobby Byrd play the fiddle anymore."

To Washington, Carter was a complicated man. In his heart, he was a simple man, without pretense or frills. He was so frugal that he insisted on wearing cheap suits. He treated the federal budget as his own, like the small-business owner he once was.

Carter sold the presidential yacht, Sequoia, arguing that it was an unnecessary luxury. For years, presidents had used an invitation to the yacht as a way to lobby members of Congress. In his book, Alter quotes Sen. Wendell Ford of Kentucky, who told Frank Moore, White House chief of congressional liaison: "You're stupid. You take me out on the Potomac with some good Kentucky bourbon — that I'll supply — you can get what you want out of me."

He almost sold Camp David before he was talked out of it (and he grew to love it). Heiress Marjorie Merriweather Post wanted to gift Mar-a-Lago to the United States as a "winter White House," but Carter turned it down, citing the cost of upkeep. (Then-developer Donald Trump scooped it up for a bargain price.)

At House Speaker Tip O'Neill's first White House breakfast for congressional leadership, Carter served coffee, tea and some toast. "I have waited eight years for a Democratic president," O'Neill told him, "and I'm going to have a real breakfast when I come." (Full breakfasts were served after that mistake.)

Carter embraced the simpler perks of the White House. Rafshoon organized movie nights with invited audiences, which the president loved. The president and first lady entertained beautifully, inviting America's cultural icons to entertain in the East Room. But sitting in the audience is no substitute for the one-on-one interactions that Washington craved.

Carter rarely ventured out in the nation's capital and went to only two of the four White House correspondents' dinners during his term. Alter said, "He complained after another press dinner, 'They don't want a president. They want Bob Hope.'"

Voters still longed to see the rituals of the office — such as playing "Hail to the Chief" — as a symbol of American greatness. "The American people, at least until recent polarized times, revered the presidency as an institution," said Eizenstat, even after Watergate.

In the summer of 1979, Carter and his aides realized that his presidency was in trouble. Meetings were hastily convened at Camp David, with many of the same Washington figures Carter had originally ignored. But it was too little, too late.

His disdain for the establishment didn't lose him the election, but it was a contributing factor. He left office as a failure, rejected for the charismatic Ronald Reagan. Four decades later, his many accomplishments — on energy, the environment, human rights and the Camp David Accords, which Eizenstat called "the greatest single act of personal presidential diplomacy in American history" — are finally getting a second look.

"Carter is not going to go on Mount Rushmore," Alter said. "But I think fair-minded people are moving beyond the easy shorthand, 'Bad president, great former president.'"

French vineyard that Pitt and Jolie bought in 2008 is highly touted for its rosé

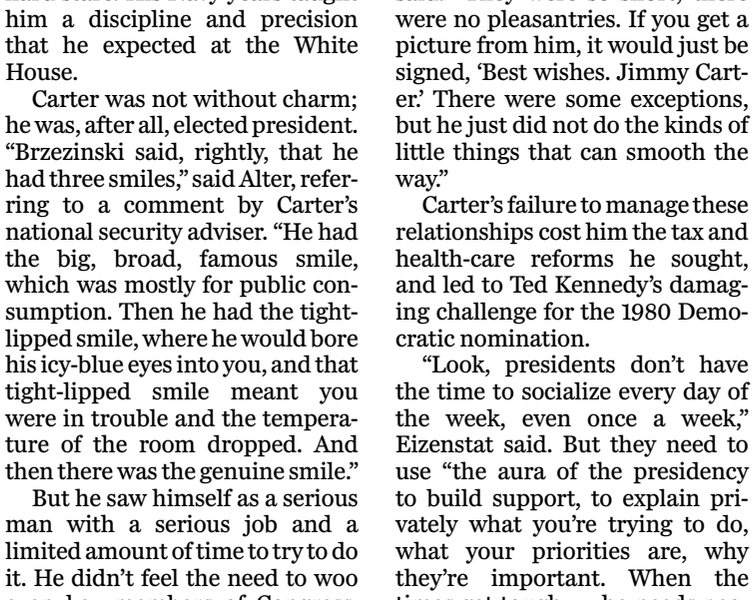
CHÂTEAU FROM **C1**

agreement that they would sell their stakes only with the other's consent.

Jolie then filed a countersuit against Pitt later that year, saying that she sold her stake in Château Miraval because he had shut her out from operating or profiting from the highly successful wine business after she filed for divorce in 2016. She said in a court filing that she initially planned to sell her part of the ownership to Pitt, but the talks fell apart after she refused Pitt's request to sign a nondisclosure agreement that would have barred her from speaking about Pitt's alleged abuse outside of court.

Since Pitt and Jolie purchased Château Miraval in 2008 through their investment companies, they had poured millions of dollars into building the rosé brand. Their improvements to the property and their partnership with prominent French winemaker Marc Perrin in 2013 paid off: They became one of the "most highly regarded makers of rosé wine," and profits jumped from about $1 million in 2013 to roughly $15.6 million in 2022, according to court documents.

The couple then wed in a private ceremony at the property's chapel in 2014 after about a decade together, surrounded by a small group of friends and family.



MICHEL GANGNE/AFP/GETTY IMAGES

The Château Miraval estate includes a 35-room home.

Jolie later said in a court filing that their personal relationship suffered, and Pitt developed an alcohol addiction that "contributed to his increasingly destructive behavior" toward the family.

She filed for divorce in 2016 after a private flight from the winery to Los Angeles, during which she alleged that Pitt was physically and emotionally abusive to her and their children. The FBI investigated the incident but later said it would not investigate further, and the U.S. attorney did not bring charges against Pitt.

The Château Miraval fight is separate from the divorce proceedings, which resulted in a default declaration filed in Los Angeles Superior Court on Monday, marking the end of one of Hollywood's longest divorces. But Jolie said she associates the place with "painful and traumatic memories" in a court filing, further detailed in an email obtained by Vanity Fair.

"Above all, it is the place we brought the twins home to, and where we were married over a plaque in my mother's memory," Jolie reported wrote to Pitt in 2021. "A place … where I thought I would grow old. . . . But it is also the place that marks the beginning of the end of our family."

Husband claims he doesn't 'know how' to pack lunch for their daughter

Carolyn Hax

Adapted from an online discussion.

Hi, Carolyn! What are your thoughts on mental loads in parenting and partnerships? This morning, I asked my husband to pack our daughter's lunch for school, and he said he didn't know how. I was shocked, then realized he probably doesn't know a lot of that kind of stuff. He wouldn't know how to pack a diaper bag, for example, and I doubt he knows who her dentist is. I am also the one who plans all outings or road trips. He's a great husband and dad, just sort of clueless about this kind of stuff.

Is this normal? Is there a gender component?

— *Mental Laborer*

Mental Laborer: Is there a gender component. You're funny.

There's no lunch-packing school. You learned by doing it. So, time for your husband to learn by doing.

My thoughts on mental load are that weaponized incompetence really, really sucks. A relationship-ending suck.

And I think it's easy to enable this situation by boxing partners out of tasks there is no reason not to share or, worse, criticizing them for not doing them to your standards — but it's still largely the fault of the person not doing a fair share, unless there's an entire half he covers that's alien to you.

All I will say about the gender component, besides technically not knowing whether there's one here, because you didn't specify yours, is that chromosomes don't determine one's ability to make a sandwich, but society has a lot to say about who feels responsible first if a child needs to be fed and guilty if something goes awry.

ILLUSTRATION BY NICK GALIFIANAKIS FOR THE WASHINGTON POST

It's getting better, and many parents are out there teaching their boys to do better, and their girls to demand better, and good men are owning it, and gay couples are out there proving every day this whole gendered imbalance is built on utter BS — but it's not better enough yet.

So, back to learning by doing.

You: Share all the contacts to all your child's care providers, and the calendar the appointments go on, so both of you can add to and read it and live by it, and stop jumping in to do everything because you "know how." Unless you are the brain surgeon and the thing is brain surgery.

Your husband: takes over primary caregiving roles until they're second nature and the words "I don't know how" as pertaining to his own child are no longer in the lexicon. (They're great words otherwise, to be fair. Humility.)

Both of you: Once all the components of care are known to each other, so each of you can cover for each other competently, sit down to make a list of all the family-related mental and physical work you can think of. Then delegate to each other certain things *entirely.* Meaning, you are outings and he is appointments, or you are calendar, all things, and he is laundry and yard, all things. Basically, arrange it so neither of you is the boss of the other, to every extent possible. Silos of full responsibility, tailored to each other's strengths, then share alike.

Carolyn: It would be helpful for my husband and me to start a family meeting to discuss this sort of thing. I do want to clarify that my husband is not inept, he can make a sandwich; it's just that he doesn't think about various responsibilities the same way I do. I recognize I need to be more proactive in looping him in.

— *Laborer again (female)*

Laborer again (female): Helpful, thanks. I think the difference is comfort with not knowing. Maybe read the comic "You should've asked" together (*bit.ly/49y8y93*).

Write to Carolyn Hax at *tellme@washpost.com*. Get her column delivered to your inbox each morning at *wapo.st/gethax*.

Join the discussion live at noon Fridays at *washingtonpost.com/live-chats*.

Madonna and other celebrities strike an apologetic pose

APOLOGIES FROM **C1**

there," she added, "and for which I deeply apologize." (Wintour has not apologized for reportedly wearing those same sunglasses while informing staffers at Pitchfork that they were being laid off.)

Mixing up Gypsy Rose Blanchard and Ruth Bader Ginsburg

Former "Bachelor" star Joey Graziadei was filming a "How Online Are You?" quiz-game video for Betches when he accidentally handed the women's comedy outlet a morsel of tremendous viral content. Graziadei was confronted with a photo of the now-33-year-old convicted murderer Gypsy Rose Blanchard and asked to identify her. "I *do* know who this person is!" Graziadei declared. "Is it Ruth? Jinsburg, Ginsburg? Something like that?"

In fairness, the two women share the same three initials. Still, the clip ricocheted around social media, leading White House press secretary Karine Jean-Pierre to later poke fun at Graziadei's error while giving him a tour of her workplace in the White House. In a video clip from the tour, Jean-Pierre gestures to a framed photo of the Supreme Court justice: "You say that you're really good with names," she prods.

"I'm so sorry," Graziadei responds, prompting peals of laughter from Jean-Pierre. "I know I won't live that one down. I know how much of a legend she is, and how much she's done for equal rights and women's empowerment."

Carrying a gun-shaped purse

At June's BET Awards, Angela Simmons — daughter of Run-DMC's Joseph Simmons, also known as Rev Run — accessorized her strapless, jewel-encrusted gown with a sparkly green Casze Atelier purse in the shape of a handgun. Simmons posed for photos pointing the purse like a pistol, and backlash was swift.

Simmons apologized the next day with a lengthy statement. "I have personally lost my partner, the father of my child, to gun violence, and I have witnessed its devastating impact on my community in Southeast Queens," she said. Simmons's ex-fiancé, Sutton Tennyson, was fatally shot in 2018. "It was a mistake that does not define who I am or my commitment to ending gun violence," she added. "To anyone who was hurt or offended by my actions, I offer my deepest apologies."

NATHAN CONGLETON/NBC/GETTY IMAGES

Actor Larry David, background, was prompted by "Today" hosts to apologize for shaking Elmo.

MICHAEL TRAN/AFP/GETTY IMAGES

Angela Simmons admitted that her handbag choice was a misfire.

JAMIE MCCARTHY/GETTY IMAGES

Anna Wintour apologized for the Met Gala's vague theme.

Shouting 'Are you ready, Boston?!' to concertgoers in Toronto

On her worldwide tour, Madonna lived out a classic nightmare scenario for touring musicians: accidentally greeting one night's fans with the name of another night's city. But at Toronto's Scotiabank Arena in January (following two nights at TD Garden in Boston), the pop legend caught her mistake quickly and apologized. "Are you guys mad at me because I said, 'Hello, Boston'? I'm sorry," she said to the crowd.

"That would be like if you guys were saying, 'Hey, Lady Gaga's playing tonight.' I wouldn't like that," she continued, to laughs from the audience. ". . . Nothing against Lady Gaga. Love her."

Putting numbers in the titles of movies

You have to love an apology that doubles as a humble-brag. Late this year, legendary filmmaker Francis Ford Coppola explained to The Washington Post's Jada Yuan that he did everything in his power to get out of directing a sequel to 1972's "The Godfather" — including asking for a then-unheard-of director's salary of $1 million (he got it) and insisting the movie be titled "The Godfather Part II," an unconventional title choice for a sequel at the time (the producers allowed it).

Famously, Coppola did end up directing "Part II," as well as "Part III" 16 years after that. "So I'm the jerk that started numbers on movies," Coppola said. "I'm embarrassed, and I apologize to everyone."

A dupe for the elusive Birkin pops up at Walmart

FASHION FROM **C1**

our era has been the Birkin bag, the shield of leather made by French luxury house Hermès and named for the late actress Jane Birkin that sells for more than $10,000 at an Hermès boutique but is strangely opaque to acquire. The most reliable way to get one is on the secondary market, through Christie's or Sotheby's, say, where a bag might cost two or three times that.

So you can begin to see why, when a Birkin knockoff appeared on Walmart's website last month, it caused a fracas. This was the American Dream: a disruption of some other hoity-toity country's notion that you have to meet some confusing set of parameters to buy a Birkin — now available for just under $80 at your town's Walmart and on Walmart.com.

The upward mobility of the United States — the potential for moving from one class to another, and even the bold belief that our democracy means that we have no social classes at all — has only made these types of symbols more important. If Venetians once drew up sumptuary laws to bar certain kinds of women from wearing certain kinds of clothes, the ready availability of goods in the United States for anyone with enough money has only intensified the sense that the right object or garment is always within reach — and, with credit cards, Klarna and the recent advent of dupe culture, there is always a price point for the thing that will make one feel better than at least one other person.

"Class distinctions in America are so complicated and so subtle that foreign visitors often miss the nuances and sometimes even the existence of a class structure," wrote Paul Fussell in his bitingly truthful 1983 book "Class." In other parts of the world, money, breeding or even laws determined your place. But in America, Fussell said, everything including your favorite football team, your RV or your home, your vacation destinations, and your favorite restaurants sorted you into a social sphere.

And while the Birkin is a global phenomenon — the sale and mystique of it turning Hermès into one of the few ironclad names in a declining luxury market — it has a particular hold in America. (Perhaps that is why Hermès chose to stage a show here in June.)

RUNE HELLESTAD/GETTY IMAGES

A genuine Hermès Birkin preparing to be auctioned off.

Again, Americans believe that it is their right to walk into any place, lay down the cash (or credit card, or payment plan) and acquire something, and the complexity of Birkin acquisition — a belief that you have to buy Hermès goods across a wide range of categories, including clothing, flatware, jewelry and furniture — has driven a few people to something like madness.

Last year, two Californians filed an antitrust lawsuit alleging the company illegally forces consumers to buy ancillary products to access the venerated it-bag. (Hermès has always denied the use of such a system, and the subreddit r/TheHermesGame, where fanatics track the acquisition of Birkins and other Hermès delights, is filled with stories about casually attired consumers who were unexpectedly offered Birkins, or handsome and bold husbands who naively waltzed into a flagship and were presented with a Birkin, thus slaying the dragon of self-doubt for his sacred wife.)

People even police how one is to use their Birkin. Should it be pristine, its handle wrapped protectively in a toile and its exterior covered by its own little raincoat in inclement weather? Or should it be worn down, ink-stained, treated like the durable keep-all that Birkin herself intended? If you cannot own it, and most of us cannot, you can at least participate in the discourse. And is anything more American than the discourse? (#godblessamerica!)

There are Birkin knockoffs aplenty — you can head to Canal Street in Manhattan, or use one of the high-end counterfeiters who traffic on the dark web, or find a decent look-alike on Amazon. But this one, from a mysterious Chinese entity named Kamugo, was different. It came with the Walmart imprimatur.

Walmart, of course, is that most American of stores, a community center and grocery store and shopping mall all in one, which has overtaken many local economies and small businesses and provides the surest physical manifestation to Barbara Kruger's acid mantra that "I shop therefore I am." (And in an act of terrifically American noblesse oblige, Walmart's heiress, Alice Walton, has created the best art museum in the Southern states, Crystal Bridges.)

Those who have worshiped at the altar of penny-pinching were being richly rewarded with this bag that, as one shopper put it in their review on Walmart's site, "smells like real leather." "It's real leather, and I paid $80 for it," said one TikTok buyer. "It's likely not, let's be honest," said another buyer in his enthusiastic review.

But the point for him wasn't that it was real or not; it was that "you gotta buy the scarf, and the sushi plate, and this, and the cigarette roller and all this other crap that says the brand name on it, just to be able to possibly, in the future, like five years from now, have the opportunity to buy a bag like this," and instead he logged onto a website, paid $80, received the bag — and, best of all, didn't have to let anyone look him up and down and say he deserved the bag.

The dupe, after all, is the feature, not a bug. Some people might attempt to pass off the luxe fugazi as the real deal, and TikToker Alexandra Hildreth suggested in several videos last year that many influencers showing off their Birkins are probably sporting fakes. But the Walmart Birkin — the Wirkin, as its fans have crowned it — allows its carrier to mint the imitation of status as a status symbol unto itself.

Not long ago, the point of a knockoff was to pass it off as the real thing. Now, knockoffs have been spun by TikTok and influencers into "dupe culture," in which the stigma of trying and failing dissipates.

No wonder TikTok was flooded with people bragging about their Wirkins, and others, including Bethenny Frankel, turning into yapping Thorstein Veblens to analyze the frenzy. The Wirkin celebrates the dupe as a triumphant American scam: You can't believe that you broke the system, and, of all places, it was Walmart, not even the upper-middle-class-approved "Tar-jay," that helped you do it.

By Wednesday morning, Walmart had removed the Wirkin from its site. Still for sale is a pretty decent knockoff of Hermès's Picotin, a more low-key bag that in the past two years has become fashion insiders' favorite bag among the overexposure of the Birkin and Kelly. Whether suburban consumers will glom onto a somewhat ordinary-looking bucket bag that is a status symbol among the small sliver of women who write shopping newsletters on Substack and the clutch of accessories editors at America's tiny pool of luxury fashion magazines remains to be seen. But it isn't hard to predict that people will begin celebrating the Wicotin as the IYKYK alternative, adding another layer in this endless quest to find yet another thing that enforces the status anxiety Americans insist we do not have.

And in taking the Wirkin down, Walmart has cemented the bag into its own kind of status symbol: not as hard to get as a real one, but nearly impossible. Just as fast as it appeared, Walmart's proletariat purse has been turned into a Veblen good, a commodity that will soon inspire Shakespearean FOMO. It won't be long before the Wirkin pops up on eBay at a thirsty markup that still feels like a deal.

Baldoni sues Times for story on co-star's claims

BALDONI FROM **C1**

than promised.

The New York Times, in an emailed statement, stood firm on its reportage.

"Our story was meticulously and responsibly reported. It was based on a review of thousands of pages of original documents, including the text messages and emails that we quote accurately and at length in the article," wrote Danielle Rhoades Ha, senior vice president of external communications for the Times. ". . . We published their full statement in response to the allegations in the article as well. We plan to vigorously defend against the lawsuit."

For much of the 87-page filing, Baldoni rebuts Lively's California Civil Rights Department complaint, filed Dec. 20.

Lively had months earlier faced widespread backlash from domestic violence survivors for her lighthearted promotion of "It Ends With Us," a film adaptation of Colleen Hoover's best-selling novel about a woman who tries to end the cycle of abuse in her family.

Baldoni has pushed back on Lively's claims that he sexually harassed her by shooting scenes without an intimacy coordinator present; making sexual comments; and entering her trailer uninvited while she was undressed.

According to screenshots of texts included in Baldoni's suit, Lively delayed meeting the intimacy coordinator Baldoni hired, with Lively responding "I feel good. I can meet her when we start :) thank you though!" when Baldoni said he was going to set up an introduction. He also said that he only referred to Lively's costume as sexy in response to Lively's creative input, including a text she sent to him expressing that a "beanie is much sexier" for her character, and that Lively once invited Baldoni to her trailer to work out lines while she was pumping breast milk.

Baldoni denied allegations that his team planted stories as part of a covert media campaign to harm Lively's reputation, instead saying she cherry-picked and edited the text messages she used as evidence of a smear campaign.

In a text exchange, one of Baldoni's publicists told a colleague "You really outdid yourself with this piece" when discussing a negative Daily Mail story about Lively. But Baldoni claimed that the prior conversation and an upside-down smiley-face emoji were left out of the quotes shared by Lively and the Times, which made it clear the publicists were being sarcastic about having any involvement in the article.

The actor argued in the complaint that he hired a crisis PR firm as a "protective measure" ahead of the film's premiere, with a defense strategy focused only on correcting misinformation if it arose.

Throughout the lawsuit, Baldoni accused Lively of usurping creative control of the movie, including making her own costuming decisions, rewriting parts of the script, and replacing the film's editors and composer. The suit includes a screenshot of an email from "It Ends With Us" producer Jamey Heath saying that he felt pressured to support Lively's bid for a producers certification mark, a designation from the Producers Guild of America in film credits that identifies which producers performed most of the producing functions and decision-making.

"It Ends With Us" ended up becoming a box office hit, making around $350 million in theaters worldwide after it was released in August. But domestic violence survivors said the movie's drama and promotional efforts eclipsed the film's message.

EVAN AGOSTINI/INVISION/AP

Justin Baldoni, director and co-star of "It Ends With Us."

TELEVISION

1/2/25	7:00	7:30	8:00	8:30	9:00	9:30	10:00	10:30	11:00
4.1 WRC (NBC)	♦ **NBCNe..**	♦ **News4..**	♦ Law & Order		♦ Law & Order: SVU		♦ Found		♦ **News**
4.2 WRC (IND)	Frasier	Frasier	King	King	King	King	Frasier	Frasier	Frasier
5.1 WTTG (Fox)	♦ **Fox 5**	♦ **TMZ**	♦ **Hell's Kitchen**		♦ **Animal**	♦ **Dutch**	♦ **Fox 5 at 10**		♦ **News**
7.1 WJLA (ABC)	♦ **Wheel**	♦ **Jeopardy!**	♦ **Extreme** (P)		♦ **Murders**	♦ **Murders**	(:20) ♦ **Only Murders**		♦ **News**
9.1 WUSA (CBS)	♦ **Comma..**	♦ **ET**	♦ Georgie	♦ Ghosts	♦ Matlock		♦ Matlock		♦ **9 News**
14.1 WFDC (UNI)	♦ Rosa		♦ **Fugitivas**		♦ **Juana**		♦ **El precio**		♦ Noticias
20.1 WDCA (MNTV)	♦ FamFeud	♦ FamFeud	♦ **Fox 5 News**		♦ **TrueCri..**	♦ Crime	♦ FamFeud	♦ FamFeud	♦ Dateline
22.1 WMPT (PBS)	♦ **History**	♦ Kitchen	♦ Hope Street		♦ Good Karma		♦ Ripper Street		♦ Farm
26.1 WETA (PBS)	♦ **PBS News Hour**		♦ Father Brown		♦ Sister Boniface		♦ Professor T		♦ **Amanp..**
32.1 WHUT (PBS)	♦ At Howard		♦ Independent Lens			♦ Jonathan Street		♦ Lincoln	♦ BBCNe..
50.1 WDCW (CW)	♦ BobHeart	♦ BobHeart	♦ Police 24/7		♦ Police 24/7		♦ **DC News Now**		♦ Neighbor
66.1 WPXW (ION)	♦ Chicago P.D.		♦ Chicago P.D.		♦ Chicago P.D.		♦ Chicago P.D.		♦ Chicago
A&E	The First 48		**The First 48**		**Homicide Squad New**		**Fugitive Hunters** (P)		First48
AMC	Movie: Shooter ★★ (2007) A betrayed sniper is the subject of a massive manhunt.						Movie: Escape Plan ★★ (2013)		
Animal Planet	I Was Prey		Swamp Wars		Swamp Wars		Swamp Wars		SwampW..
BET	Neighbor	Neighbor	Neighbor	Neighbor	Movie: Moonfall ★★ (2022) (P)				
Bravo	Southern Charm		**Southern Charm**		**Southern Hospitality** (SP)		Southern Charm		Southern
Cartoon Network	Family Guy	Family Guy	Family Guy	Family Guy	Family Guy	Family Guy	Family Guy	Family Guy	Family Guy
CNN	**E. B. OutFront** (Live)		**Cooper 360** (Live)		**The Source** (Live)		**CNN** (Live)		**Laura**
Comedy Central	Seinfeld	Seinfeld	Seinfeld	Seinfeld	Seinfeld	Seinfeld	Seinfeld	Seinfeld	Family Guy
Discovery	Naked and Afraid		Naked and Afraid			Naked and Afraid			Afraid
Disney	BigCity	(:45) **StuGo**	Movie: The Incredibles ★★★ (2004)				Hamster &	Hamster &	Place
E!	(6:30) Movie: The Holiday ★★ (2006)					Movie: 10 Things I Hate About You (1999)			
ESPN	**SportsCenter** (Live)	**College Football** TaxSlayer Gator Bowl: Duke vs. Ole Miss (Live)							**SportCtr** (Live)
ESPN2	**College Basketball** Memphis at Florida Atlantic (Live)				**Women's College Basketball** Texas at Oklahoma (Live)				**Cornhole**
Food Network	BeatBobby	BeatBobby	Beat Bobby	BeatBobby	Beat Bobby	BeatBobby	BeatBobby	BeatBobby	BeatBobby
Fox News	**Ingraham** (Live)		**Jesse Watters** (Live)		**Hannity** (Live)		**Gutfeld!**		**Fox News**
Freeform	(5:00) Movie: Spider-Man: Far From Home...		(:55) Movie: Spider-Man: No Way Home ★★★ (2021) Peter Parker discovers what it truly means to be Spider-Man.						The 700 Club
FX	(5:30) Movie: Day After Tomorrow (2004)		Movie: Eternals ★★ (2021) The Eternals use superhuman powers to battle the Deviants.						
Hallmark	(6:00) Movie: A Christmas Detour (20...		Movie: 'Tis the Season to Be Irish (2024) Rose tries to flip a house in Ireland.				Movie: Following Yonder Star (2024)		
Hallmark M&M	(6:00) Movie: Homegrown Christma...		Movie: Christmas at Grand Valley (2018)				Movie: A Dream of Christmas (2016)		
HBO	(6:05) Movie: Imitation Game (2014)		Movie: Call Me by Your Name ★★★ (2017) (P)				(:15) Movie: Jason Bourne ★★ (2016)		
HGTV	Dream Home		Dream Home		**The Flipping El**		Hunters Int'l		Hunt Intl
History	Swamp People		**Swamp People** (SP)			(:35) **Swamp** (SP)		(:35) Swamp People	
Lifetime	The Rookie		The Rookie		The Rookie		(:05) The Rookie		(:05) The Rookie
MASN	Orioles Classics						**Bensinger**	**Charlie**	Classic
Monumental	**NHL Hockey** Minnesota Wild at Washington Capitals					**Caps** (Live)		NHL Hockey	
MSNBC	**The ReidOut** (Live)		**All In With** (Live)		**Wagner** (Live)		**Last Word** (Live)		**11th Hour**
MTV	Jersey Shore		**Jersey Shore**		Jersey Shore		Ridiculous	Ridiculous	Ridiculous
Nat'l Geographic	Lost Treasures		Lost Treasures		**Lost Treasures**		Lost Treasures		Lost
Nickelodeon	(6:00) SpongeBob		Mod Fam	Mod Fam	Friends	Friends	Friends	Friends	Friends
NWSN	**On Balance** (Live)		**Cuomo** (Live)		**Dan Abrams** (Live)		**Banfield** (Live)		Cuomo
Paramount	Movie: Jack Reacher ★★ (2012) An investigator probes a random sniper attack.						The Agency		(:20) The Agency
Paramount+Sho	Movie: The Hateful Eight ★★★ (2015) Bounty hunters and a prisoner encounter four strangers.						Movie: The Dead Don't Hurt (2023)		
Syfy	(6:00) Movie: Predators ★★ (2010)			(:25) Movie: The Predator ★★ (2018) Ex-soldiers battle genetically enhanced alien hunters.					(:55) Movie: A...
TBS	Big Bang	Big Bang	Big Bang	Big Bang	Big Bang	Big Bang	Big Bang	Big Bang	Movie
TCM	(6:30) Movie: My Favorite Wife (1940)		Movie: To Sir With Love ★★★ (1967)				Movie: Georgy Girl ★★★ (1966)		
TLC	Man; 80lb Groin		**Bama Rush**				(:10) Last Resort		90Day
TNT	**NBA Tip-Off** (Live)	**NBA Basketball** Boston Celtics at Minnesota Timberwolves (Live)					**Basketball** Philadelphia 76ers at Golden State Warriors (Live)		
Travel	Unexplained: C		Beyond the Unknown		**Finding Amelia**				Unknown
TruTV	**Tip-Off**	**Basketball** Boston Celtics at Minnesota Timberwolves					**NBA Basketball**		
TV Land	Raymond	Raymond	Raymond	Raymond	Raymond	Raymond	Raymond	Raymond	King
TV One	CosbySh..	CosbySh..	Different	Different	Different	Different	Different	Different	Different
USA Network	Law & Order: SVU		Movie: Cast Away ★★★ (2000)						Movie
VH1	(5:00) Movie: It (2017)		Movie: Jerry Maguire ★★★ (1996)						Movie
WNC8	Pain Relief		7News at..	Eye Bags?	**SportsTalk**	**WorldNe..**	**WJLANe..**	LifeLock	**National**

LEGEND: Bold indicates new or live programs ♦ High Definition
Movie Ratings (from TMS) ★★★★ Excellent ★★★ Good ★★ Fair ★ Poor No stars: not rated

SUDOKU

Complete the grid so that every row, column and 3x3 box contains every digit from 1 to 9 inclusively.

1/2

				9		8	5	
	2			8	4		1	
1				5	2			
	7	3						
9		4		2		6		3
						4	2	
			8	3				7
	8		9	4			6	
	9	1		7				

DIFFICULTY RATING: ★★★★☆

© 2025 Andrews McMeel Syndication

Play more games online

We have more than 100 card, puzzle and word games to challenge you.

Just scan the QR code with your phone's camera or visit *wapo.st/games*

Game Break

Get our gaming newsletter with daily reminders and other insights. *wapo.st/newsletters*

PREVIOUS SUDOKU SOLUTION

9	5	4	3	1	7	2	6	8
7	1	3	8	2	6	9	5	4
6	2	8	9	4	5	1	3	7
1	9	6	5	3	4	7	8	2
8	4	2	6	7	9	5	1	3
5	3	7	1	8	2	4	9	6
4	8	5	7	6	1	3	2	9
3	7	9	2	5	8	6	4	1
2	6	1	4	9	3	8	7	5

SCRABBLE GRAMS

Hasbro and its logo, SCRABBLE®, associated logo, the design of the distinctive SCRABBLE brand game board, and the distinctive letter tile designs are trademarks of Hasbro in the United States and Canada. ©2025 Hasbro. All rights reserved. Distributed by Tribune Content Agency, LLC.

RACK 1: E1 E1 O1 S1 T1 L1 S1

RACK 2: A1 I1 Y4 N1 N1 C3 F4 — 3rd Letter Triple

RACK 3: A1 E1 O1 W4 R1 G2 L1

RACK 4: E1 I1 I1 U1 D2 F4 N1 — Double Word Score

PAR SCORE 150-160
BEST SCORE 212

FOUR RACK TOTAL ____
TIME LIMIT: 20 MIN

DIRECTIONS: Make a 2- to 7-letter word from the letters in each row. Add points of each word, using scoring directions at right. Finally, 7-letter words get 50-point bonus. "Blanks" used as any letter have no point value. All the words are in the Official SCRABBLE® Players Dictionary, 5th Edition. SOLUTION TOMORROW

For more information on tournaments and clubs, email NASPA - North American SCRABBLE Players Association info@scrabbleplayers.org. Visit our website - www.scrabbleplayers.org. For puzzle inquiries contact scrgrams@gmail.com

01-02

PREVIOUS SCRABBLEGRAMS SOLUTION

H4 E1 X8 A1 G2 O1 N1 — RACK 1 = 86

F4 O1 R1 G2 O1 T1 — RACK 2 = 10

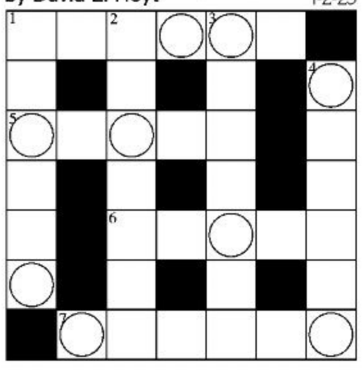
B3 E1 J8 E1 W4 E1 L1 — RACK 3 = 85

C3 L1 E1 M3 E1 N1 T1 — RACK 4 = 61

PAR SCORE 165-175 TOTAL 242

JUMBLE CROSSWORDS

by David L. Hoyt 1-2-25



ACROSS

CLUE	ANSWER
1. Musical: "Miss ___"	SOGANI
5. "City of Peace": The ___	HGEAU
6. Directive	DRROE
7. Symptom of a cold	EZSENE

DOWN

CLUE	ANSWER
1. Globe-like object	EPHSER
2. ___ hair	NWGIONR
3. Late	UEDORVE
4. Raspy, rough	HAROES

CLUE: They rely on a strong sense of smell and excellent hearing to make up for poor eyesight.

BONUS ○○○○○○○○○

How to play: Complete the crossword puzzle by looking at the clues and unscrambling the answers. When the puzzle is complete, unscramble the circled letters to solve the BONUS.

ANSWERS: 1A-Saigon 5A-Hague 6A-Order 7A-Sneeze 1D-Sphere 2D-Ingrown 3D-Overdue 4D-Hoarse B-Hedgehogs

©2025 Tribune Content Agency, LLC & Hoyt Designs. All Rights Reserved.
Send comments to TCA - 560 W. Grand Avenue, Chicago, Illinois 60654 or DLHoyt@HoytInteractiveMedia.com

HOROSCOPE

BIRTHDAY | JANUARY 2: You are organized, insightful, sensitive and compassionate. You're quick to get to the heart of a problem. This has been a fun-loving year for you! Let your guard down and loosen up a bit. Have fun, but don't lose sight of your goals. Old friends might reappear.

Moon Alert: Avoid important decisions or shopping after 11 p.m. today. The Moon is in Aquarius.

ARIES
(MARCH 21-APRIL 19).
You're high-viz today, and you're also popular! Enjoy talking to younger people; it might be uplifting. You might explore travel options or something to do with publishing, higher education, medicine or the law. Meanwhile, a secret love affair is exciting for some. Hmmm.

TAURUS
(APRIL 20-MAY 20).
People will listen to you today because you have something to say. In part, this is why relations with friends, as well as groups and organizations, are excellent. Nevertheless, someone in a position of authority might catch you off guard. Be ready for this, especially late in the day.

GEMINI
(MAY 21-JUNE 20).
Explore new ideas with partners, spouses and friends today. They might be worthwhile. Meanwhile, travel plans might suddenly change, especially later in the day. Likewise, double-check details about publishing, higher education, medicine and the law. Don't be caught off guard.

CANCER
(JUNE 21-JULY 22).
Travel for pleasure appeals to you now and in the next few weeks. Do try to get away somewhere, because this will please you. Discussions about shared property, taxes, debt and loans will go well today, especially if they are work-related. A friend might surprise you this evening.

LEO
(JULY 23-AUG. 22).
You're working hard now; nevertheless, today is a good day to discuss a future vacation with someone or plans for a social diversion, perhaps dinner, lunch, a movie, sports events, a party or playful times with kids. Later in the day, a parent or boss might do something unexpected.

VIRGO
(AUG. 23-SEPT. 22).
Home repairs might be on your agenda today. Family discussions will go well, especially discussions about fun activities, vacations or the arts. Nevertheless, something unexpected might affect your job, your health or a pet. Keep your eyes open and be aware. Assume nothing.

LIBRA
(SEPT. 23-OCT. 22).
Parents should be extra vigilant today, because this is a mildly accident-prone day for your kids. Meanwhile, social plans might change or be rescheduled. This is a busy day with short trips and discussions with siblings, relatives and neighbors. Focus on home and family.

SCORPIO
(OCT. 23-NOV. 21).
You have a fast-paced schedule, and you're busy and curious. Not only are you working, you also want to play! However, something to do with home and family might surprise you later today. A small appliance might break down or unexpected company might be at your door. Stock the fridge.

SAGITTARIUS
(NOV. 22-DEC. 21).
You're full of ideas today and keen to exchange what you think with others. Nevertheless, be aware this is a mildly accident-prone day for you, so pay attention to everything you say and do. Keep your eyes open. You'll enjoy entertaining at home or making your home more attractive.

CAPRICORN
(DEC. 22-JAN. 19).
Today you're focused on ideas about earning money as well as spending it. Research might reveal new information. However, keep an eye on your money and your possessions, because something unexpected could impact them. Protect what you own against loss, theft or damage.

AQUARIUS
(JAN. 20-FEB. 18).
Discussions with friends, especially younger people, will be lively today. You also might be involved with a group or a team. You might impulsively do something at the last moment and change direction about something. Something unexpected at home might trigger this.

PISCES
(FEB. 19-MARCH 20).
You are charming because fair Venus is in your sign. In fact, the next few weeks are an excellent time for you to buy wardrobe treasures. Discussions with bosses, parents and VIPs will go well today. You will be articulate and full of original ideas. Nevertheless, you feel restless for some reason.

— Georgia Nicols

© 2025, KING FEATURES SYNDICATE, INC.

BRIDGE

N-S VULNERABLE

NORTH
♠ J 10 3
♥ 5 4 2
♦ Q 6 5 4
♣ 9 8 6

WEST
♠ 8
♥ K 9 7 3
♦ J 10 9 8
♣ A 7 4 2

EAST
♠ Q 7 2
♥ Q 8 6
♦ K 7 3 2
♣ 10 5 3

SOUTH (D)
♠ A K 9 6 5 4
♥ A J 10
♦ A
♣ K Q J

The bidding:

SOUTH	WEST	NORTH	EAST
2 ♣	Pass	2 ♦	Pass
2 ♠	Pass	2 NT	Pass
4 ♠	All Pass		

Opening lead — ♦ J

It's that time of the year: Listen carefully and you can hear the sound of resolutions breaking. For many of us, a new year means a fresh start on old habits. Resolve to think things over before playing as declarer.

At four spades, South took the ace of diamonds and, without giving the matter much thought, cashed the A-K of trumps. When West discarded, declarer led the king of clubs, and West won and got out safely with a club.

South took the Q-J and exited with trump. East then led the king of diamonds. South ruffed and, stuck in his hand, had to lose two heart tricks. Down one.

The only effective resolution may be to swear off breaking them, but South can make four spades. At Trick Two he leads the nine of trumps. East must take his queen, and then South can reach dummy with the jack and 10 of trumps to take two heart finesses.

South rates to succeed unless West has both missing heart honors, and then his opening lead might have been the king of hearts.

DAILY QUESTION

You hold:
♠ 8 ♥ K 9 7 3
♦ J 10 9 8 ♣ A 7 4 2

Your partner opens one diamond, you respond one heart, he bids one spade and you return to two diamonds. Partner then bids two hearts. What do you say?

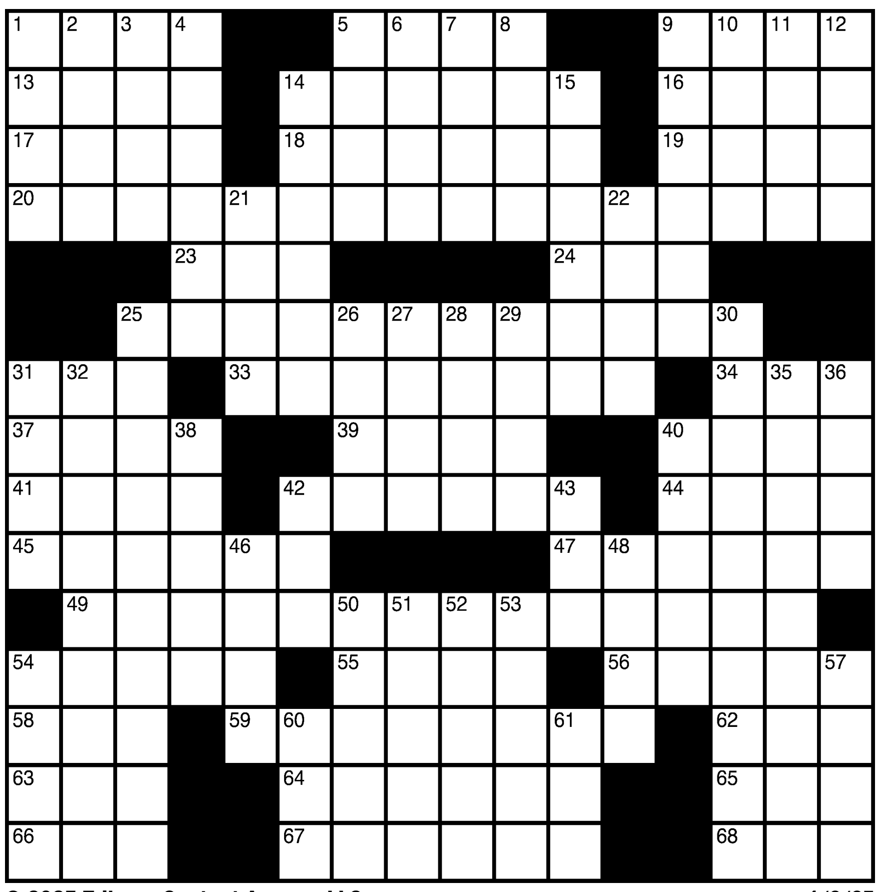
ANSWER: With a minimum hand, partner would have passed two diamonds. With A J 6 5, A Q 4, K Q 7 5, 5 3, he would open 1NT; his shape may be 4-3-5-1. Your hand is a maximum, and your ace of clubs is an ideal card. Bid five diamonds. Partner may hold A J 6 5, A Q 4, K Q 7 6 5, 3.

— Frank Stewart

©2025, TRIBUNE CONTENT AGENCY, LLC.

LA TIMES CROSSWORD

By Matthew Stock



© 2025 Tribune Content Agency, LLC. 1/2/25

ACROSS

1 Brand with a four-ring logo
5 Box in, perhaps
9 D.C. ballplayers
13 Small cut
14 __ Bock: dark beer from Texas
16 Dieciséis dividido por dos
17 Behind
18 Hindu practice
19 Welcome downfall for a gardener
20 "Wait for meeeee!"
23 Kindergartener
24 RV park chain
25 Harry and Sally from "When Harry Met Sally...," e.g.
31 Brewpub offering
33 Big changes
34 Race unit
37 Perjurer
39 Soft mineral
40 "Your Majesty"
41 Natural hairstyle
42 Cadence
44 Bread flour
45 Inexperienced sort
47 Some field journalists
49 Oscar-winning song from "Mary Poppins"
54 African cackler
55 Traveling
56 Rule
58 "Helpful hardware folks" company
59 Golden Arches order with two patties, and an apt title for this puzzle
62 Higher ed hurdle
63 Not feeling so hot
64 Passed (out)
65 Put a spell on
66 In medias __
67 Comes out with
68 Vietnamese holiday whose full name translates to "festival of the first day"

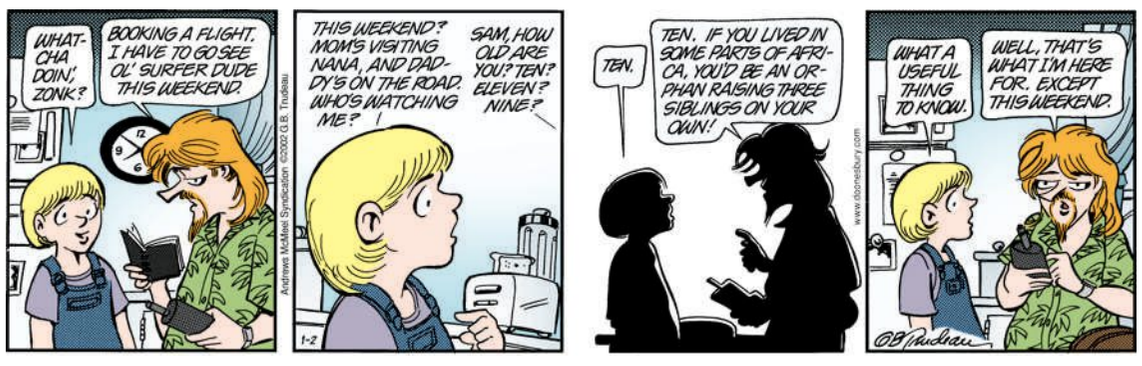
DOWN

1 Italian wine town
2 E pluribus __
3 Shuffleboard piece
4 Onetime Apple media app
5 Larger __ life
6 Take a toll?
7 Against
8 Long-lasting do
9 Par for the course
10 __ na tigela: Brazilian dish with berries
11 Like a stick
12 Karaoke selection
14 Disney character initially called Experiment 626
15 Amass
21 May honorees
22 "Silly me!"
25 Rollers that might get stuck in the mud
26 Vow
27 "Uh-huh ..."
28 Gaelic speaker
29 "Stop poking me!"
30 Rare spot for a No. 12 seed
31 Astronaut Shepard
32 Progression from birth to death
35 Creative's credential
36 Matar paneer vegetables
38 Songbird with an orange belly
40 Buffalo NHLer
42 Suggestion, casually
43 Nothing to write home about
46 Prayer leader
48 Trifling
50 Tore into
51 "Uh-uh!"
52 "Euphoria" actress Apatow
53 E- kin
54 Small margin of victory
57 On deck
60 "Wicked" director Jon M. __
61 Mormon church inits.

WEDNESDAY'S LA TIMES SOLUTION

A	S	A	P	■	A	C	H	E	S	■	Y	E	A	R
L	O	C	A	■	C	H	E	S	T	■	U	G	L	Y
P	I	L	L	■	R	I	A	T	A	■	M	O	L	E
S	L	U	M	B	E	R	P	A	R	T	Y	■	■	■
■	■	■	E	L	S	A	■	■	■	O	U	C	H	■
■	F	E	T	A	■	C	H	A	I	N	M	A	I	L
S	O	I	T	I	S	■	O	P	P	■	■	S	R	A
C	O	L	O	R	A	D	O	R	O	C	K	I	E	S
A	L	I	■	■	D	O	H	■	S	H	I	N	E	S
M	U	S	C	L	E	C	A	R	■	I	D	O	S	■
■	S	H	I	A	■	■	■	H	A	N	S	■	■	■
■	■	■	C	H	O	P	P	Y	W	A	T	E	R	S
B	A	J	A	■	L	L	A	M	A	■	O	P	A	L
I	C	E	D	■	D	U	P	E	S	■	Y	E	T	I
B	E	T	A	■	S	M	A	S	H	■	S	E	E	M

CLASSIC DOONESBURY GARRY TRUDEAU



PICKLES BRIAN CRANE

RED AND ROVER BRIAN BASSET

AGNES TONY COCHRAN

FRANK AND ERNEST TOM THAVES

WUMO MIKAEL WULFF & ANDERS MORGENTHALER

CLASSIC PEANUTS CHARLES SCHULZ

CRABGRASS TAUHID BONDIA

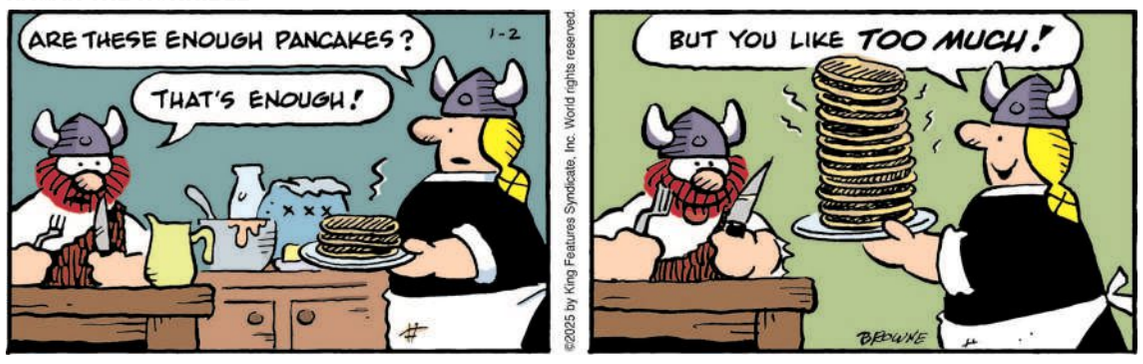
RHYMES WITH ORANGE HILARY PRICE

MARK TRAIL JULES RIVERA

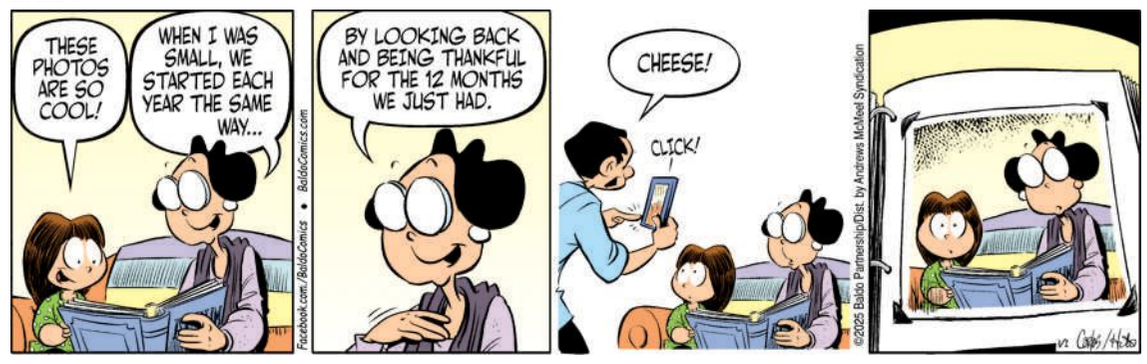
LIO MARK TATULLI

MOTHER GOOSE & GRIMM MIKE PETERS

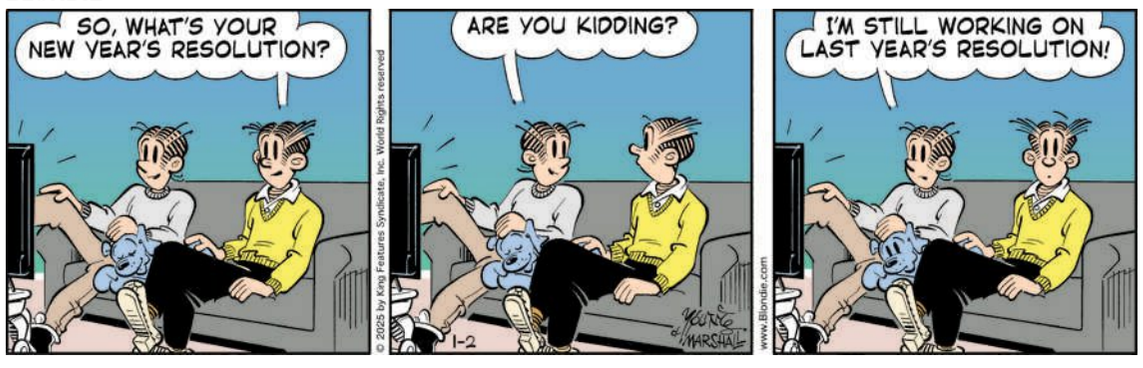
HAGAR THE HORRIBLE CHRIS BROWNE



BALDO HECTOR CANTU & CARLOS CASTELLANOS

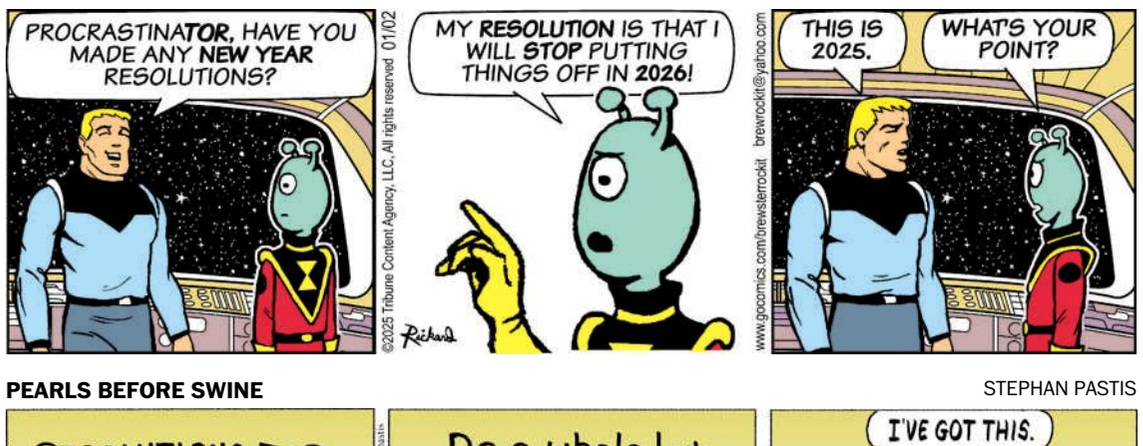


BLONDIE DEAN YOUNG & JOHN MARSHALL



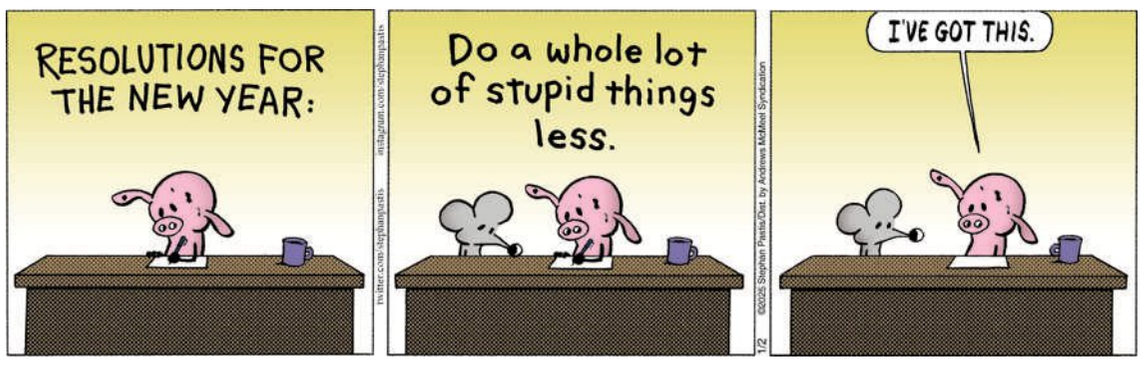
SALLY FORTH FRANCESCO MARCIULIANO & JIM KEEFE

BREWSTER ROCKIT: SPACE GUY! TIM RICKARD

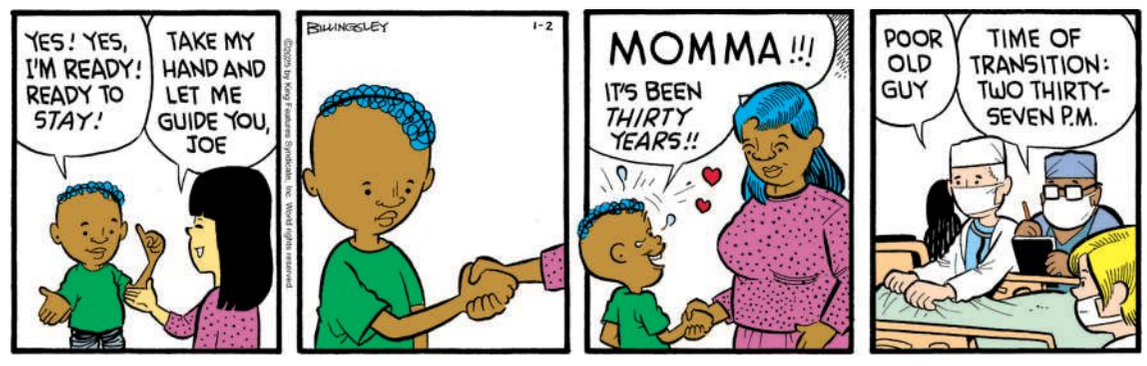


SHERMAN'S LAGOON JIM TOOMEY

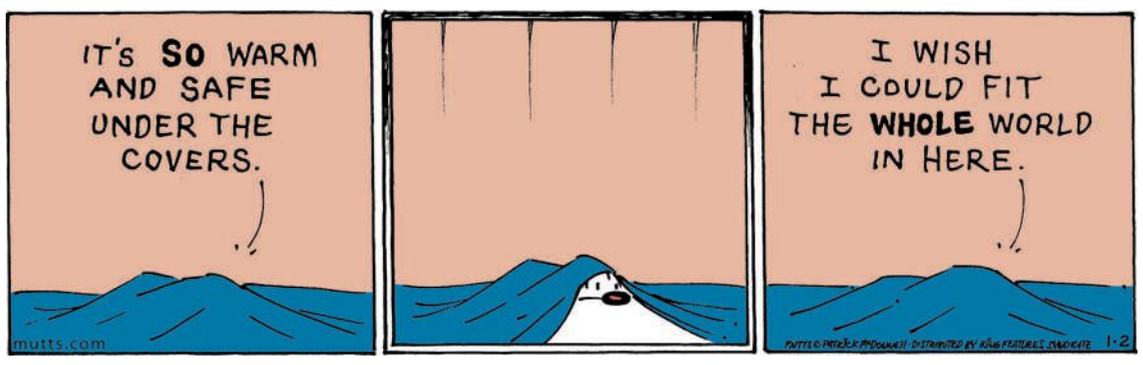
PEARLS BEFORE SWINE STEPHAN PASTIS



CURTIS RAY BILLINGSLEY

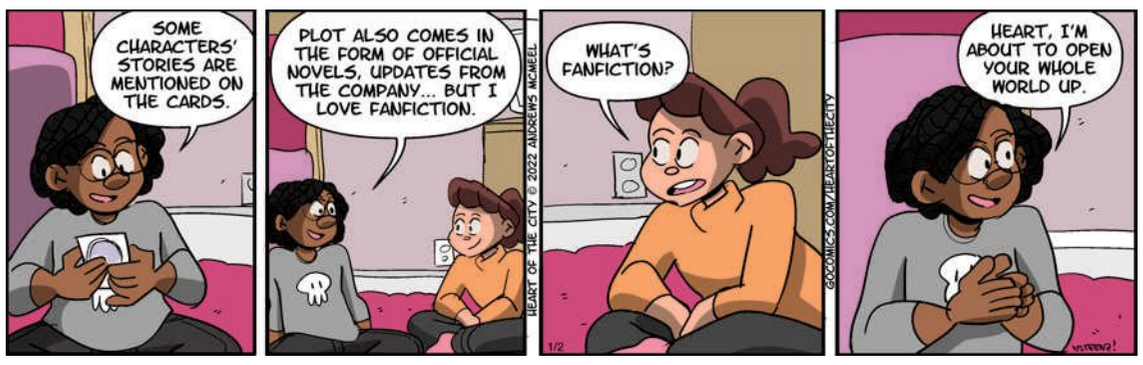


MUTTS PATRICK McDONNELL

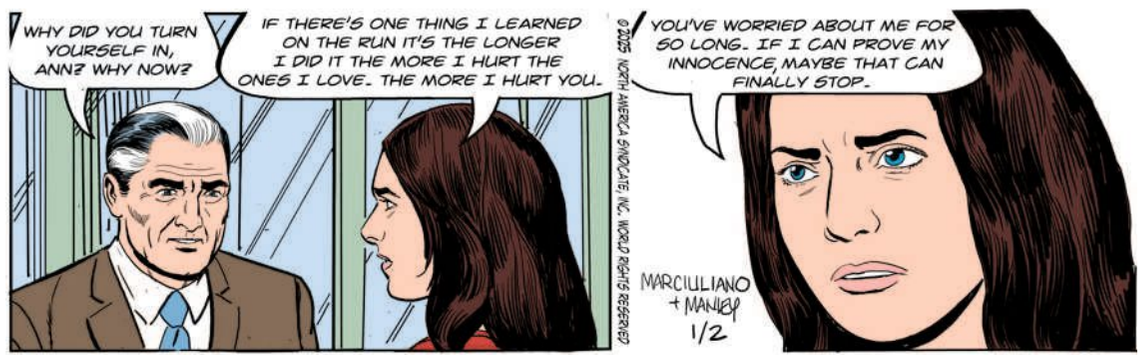


ZITS JERRY SCOTT & JIM BORGMAN

HEART OF THE CITY STEENZ

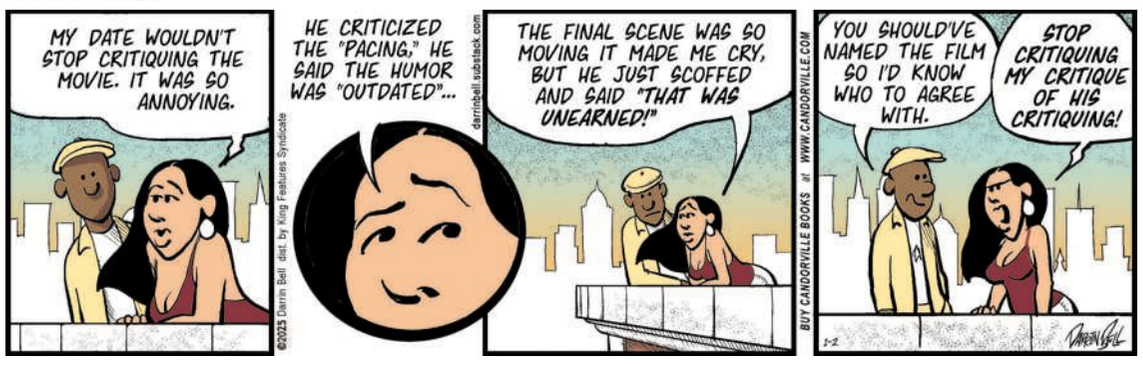


JUDGE PARKER FRANCESCO MARCIULIANO & MIKE MANLEY



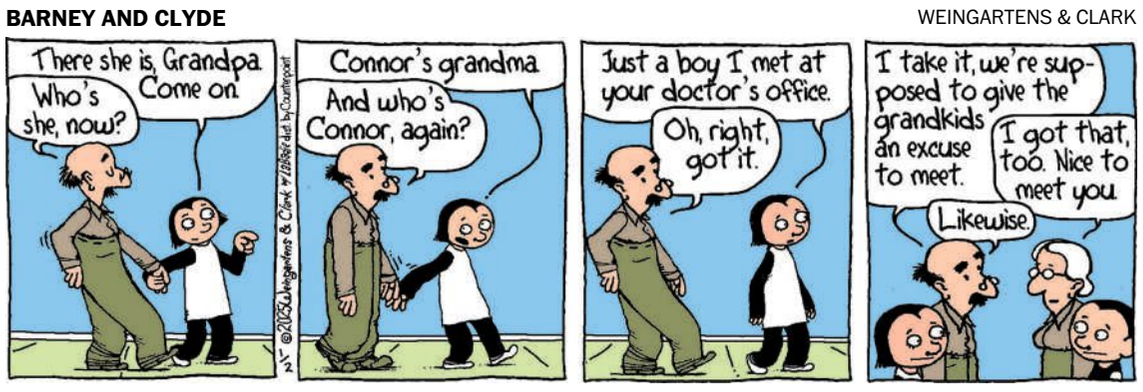
FRAZZ JEF MALLETT

CANDORVILLE DARRIN BELL

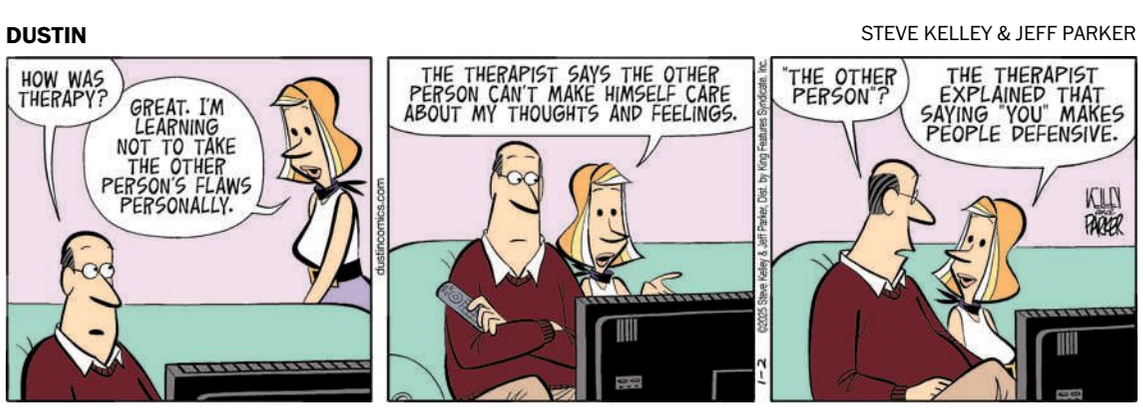


GARFIELD JIM DAVIS

BARNEY AND CLYDE WEINGARTENS & CLARK

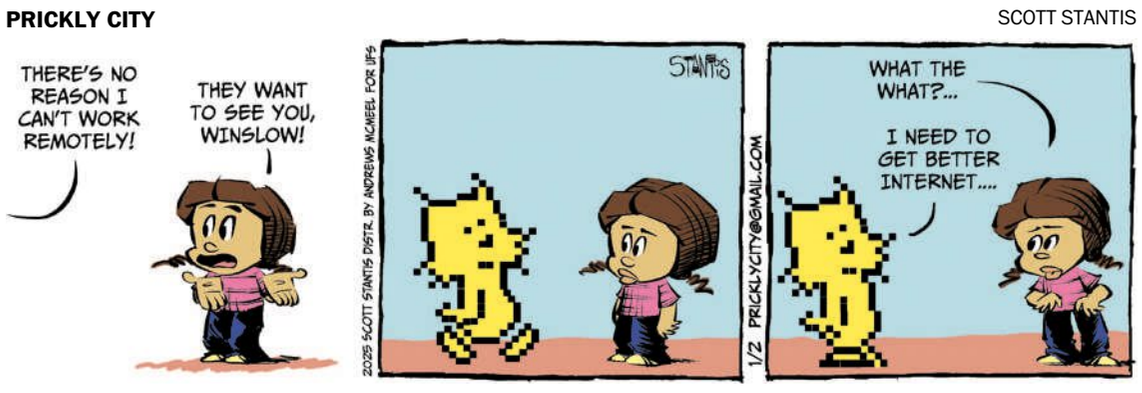


DUSTIN STEVE KELLEY & JEFF PARKER



FLASH GORDON DAN SCHKADE

PRICKLY CITY SCOTT STANTIS

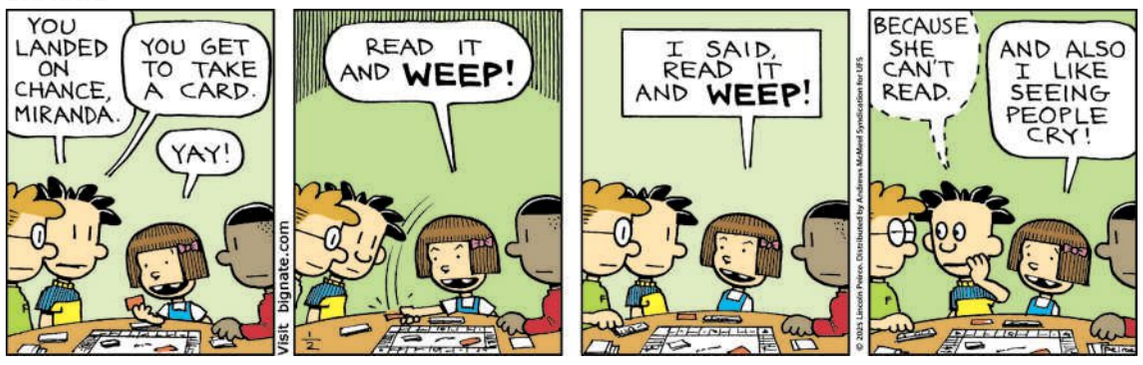


LOOSE PARTS DAVE BLAZEK

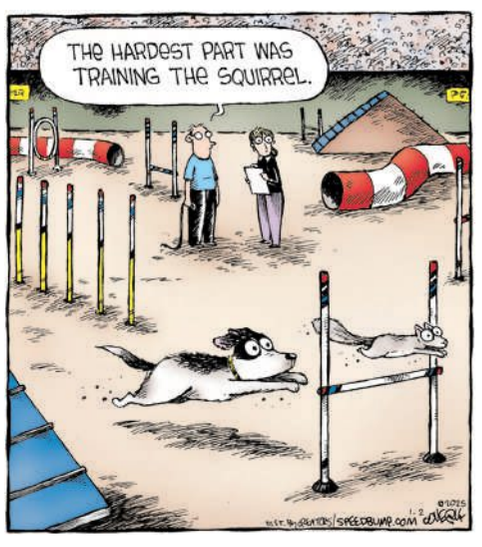
NON SEQUITUR WILEY

BABY BLUES RICK KIRKMAN & JERRY SCOTT

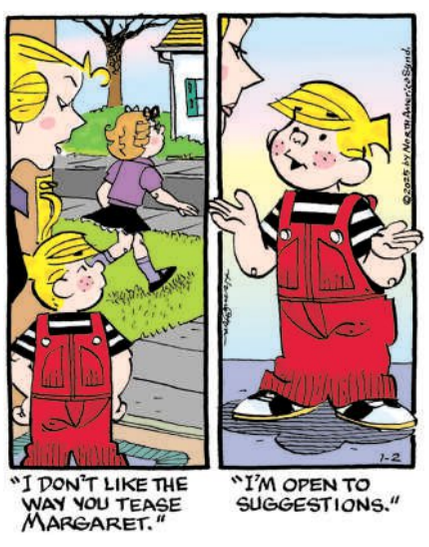
BIG NATE LINCOLN PEIRCE



SPEED BUMP DAVE COVERLY



DENNIS THE MENACE H. KETCHAM

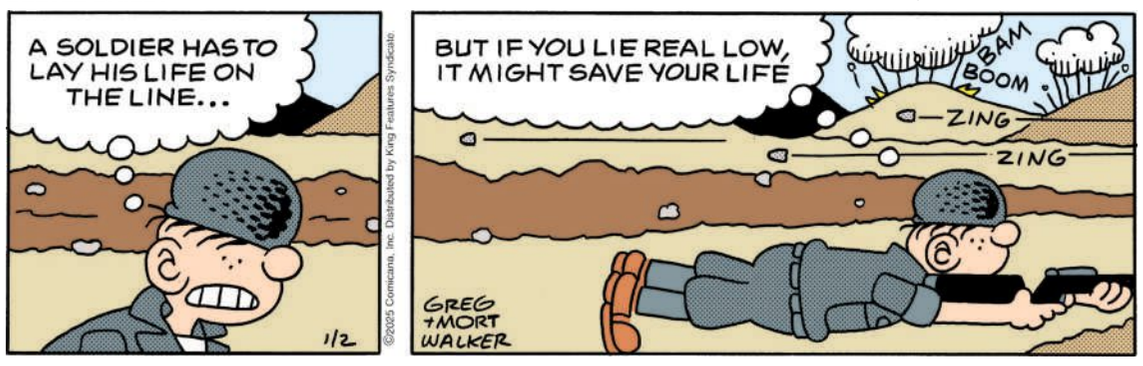


ON THE FASTRACK BILL HOLBROOK

FAMILY CIRCUS BIL KEANE

REPLY ALL LITE DONNA A. LEWIS

BEETLE BAILEY GREG, BRIAN & NEAL WALKER



The Washington Post
SPORTS
THURSDAY, JANUARY 2, 2025
SU
D

Sugar Bowl postponed after New Orleans attack

BY JESSE DOUGHERTY AND MOLLY HENNESSY-FISKE

NEW ORLEANS — The Sugar Bowl, a New Orleans tradition and the last of the four College Football Playoff quarterfinals, was postponed until Thursday, Sugar Bowl CEO Jeff Hundley said during a news conference Wednesday afternoon, just hours after the deadly truck attack in the Bourbon Street area.

"There's just too much stuff we don't know," Sen. John Neely Kennedy (R-Louisiana) said during the news conference. "It's just not worth it."

CFP quarterfinal: Sugar Bowl
2 Georgia vs. 7 Notre Dame, 4 p.m., ESPN
In New Orleans: At least 15 killed as man drives truck into crowd. **A1**

The game, between Georgia and Notre Dame, will kick off at 4 p.m. Thursday instead of its originally scheduled time of 8:45 p.m. Wednesday. It will be played under heightened security, officials said, after the truck attack at roughly 3:15 a.m. Wednesday killed at least 15 and injured dozens. The FBI said it is investigating the attack as an act of terrorism and that authorities think the suspect, Shamsud-Din Jabbar, did not act alone.

The news conference took place across the street from the Superdome, which was surrounded by police cars — blue lights all flashing — throughout Wednesday. Anne Kirkpatrick, New Orleans's superintendent of police, estimated that 400 local, state and federal officers had combed the Bourbon Street area for explosive devices.

"For the citizens out there thinking, 'Man, do I really want to go to the Sugar Bowl tomorrow?' I'll tell you one thing: Your governor is going to be there," Louisiana Gov. Jeff Landry (R) said during Wednesday's news conference. "That is proof that we believe that that facility and this city is safer today than it was yesterday."

By Wednesday afternoon, fans scrambled to change flights and hotel reservations, needing to extend their stay by a night to catch the game. But some were torn about whether they would still attend at all.

Andrew Tokarski and his parents had driven together from Orlando to see their beloved Georgia Bulldogs, but the tragedy had left them badly shaken. Tokarski, 33, had been just moments away when the suspect drove into the

SEE SUGAR BOWL ON D5

At 34, Ertz has gotten a new lease on NFL life

Tight end is one of many Commanders relishing his second chance

BY NICKI JHABVALA

Amid the Commanders' swift turnaround from a 4-13 embarrassment to an 11-5 contender, Washington has become a place of second chances, where players and coaches have rediscovered success after previously being cast aside.

Perhaps no player embodies this better than Zach Ertz, a three-time Pro Bowl tight end who endured a frustrating rash of injuries the past two seasons but has bounced back, at 34, and had the game-winning touchdown catch in Sunday's overtime victory over the Atlanta Falcons.

"We all have a story, right?" he said in May, two months after signing a one-year contract. "We've all been either doubted or whatever it is. … They're almost scars, per se."

Those scars may not fade, but Ertz has started every game this season for the first time since 2018 — when he set a tight end record with 116 catches — and he has been a consistent red-zone threat.

His 61 catches and 610 receiving yards rank eighth and 10th, respectively, among tight ends, putting him among the top 10 at his position all time; Ertz's 770 career catches are the sixth most, and he recently passed Ozzie Newsome to rank ninth with 8,044 receiving yards.

SEE COMMANDERS ON D2

Commanders at Cowboys
Sunday, 1 p.m., Fox

Wood, Crews are the future for the Nats. They know it.

BY ANDREW GOLDEN

The season was ending for Joey Gallo and the Washington Nationals. But before Gallo left the clubhouse for the year, he had a final task in mind.

He wanted a pair of autographs.

Gallo played with Aaron Judge and Giancarlo Stanton in New York. In Los Angeles, he was teammates with Mookie Betts, Trea Turner and Freddie Freeman. He grew up with Bryce Harper. He knows a potential superstar when he sees one.

So the first autograph he wanted? James Wood, the 6-foot-7 outfielder whose power was on display during 79 games in the majors. Wood made his MLB debut July 1, when Gallo was on the injured list. They weren't together in the majors long, but it was long enough for Wood to make an impression.

"In 10 years, he could be the most recognizable player in the big leagues," said Gallo, who is now a free agent. "… He's that special."

The second: outfielder Dylan Crews, who shined on the base paths and in the field during a 31-game stint. Crews, the No. 2

SEE NATIONALS ON D5

PRO BASKETBALL
In a victory over the Bulls, Alex Sarr shows why the Wizards made him the No. 2 pick in the draft. **D3**

ON THE NFL
There's no way Aaron Rodgers rejoins the Jets, Jason La Canfora writes. Does anyone want him? **D3**

PRO FOOTBALL
Saquon Barkley is set to sit out the Eagles' finale, costing him a shot at the NFL rushing record. **D3**

DALE ZANINE/IMAGN IMAGES

TEXAS 39, ARIZONA STATE 31 (2OT): A singular effort by Cam Skattebo, right, gave a jolt to the College Football Playoff but could not let the Sun Devils move on.

Peach buzz

Sun Devils' Skattebo left it all on the field in a frenzied quarterfinal that rescued the CFP

Jerry Brewer

ATLANTA — Before Texas could fully celebrate, Arizona State running back Cam Skattebo needed a moment alone. The victors gave him space. They knew he deserved it. Skattebo crouched on the Mercedes-Benz Stadium turf and lowered his head, trying to wrangle all his feelings: sadness, fatigue, pride.

The man vomited before the start of the fourth quarter. Then he took over, sparking an unexpectedly thrilling Peach Bowl that went from blowout to tie game in 91 seconds, triggering so many storylines and momentum swings that you figured four different games had been played over four hours.

It didn't end until Andrew Mukuba intercepted a pass in the second overtime to clinch a 39-31 victory Wednesday afternoon and send the Longhorns to a national semifinal at the Cotton Bowl against Ohio State. But let it forever be known as the game that Skattebo and the Sun Devils rescued the new 12-team College Football Playoff from boredom. Finally, after five games decided by double figures, the expanded tournament delivered some drama.

Skattebo, as confident as he is compact, starred as the unrelenting savior. Against the nation's best defense, he ran 30 times for 143 yards and two touchdowns. He threw for a touchdown. He caught eight passes for 99 yards. He ran for a two-point conversion. After rushing for just 45 yards in the first half, he summoned the kind of will that it seemed the Texas defense wouldn't allow. And he did it with his trademark bravado. He got sick, and then he kept providing sick plays, transforming a game in which his team trailed 17-3 and later 24-8 into an edge-of-seat suspense-fest that Texas Coach Steve Sarkisian compared to March Madness.

Even without knowing how this playoff will end, it's still safe to assume that no losing player will create the commotion and engender the respect that Skattebo did in this game.

SEE BREWER ON D4

Madness and sadness rule the Rose Bowl

OHIO STATE 41, OREGON 21

BY CHUCK CULPEPPER

PASADENA, CALIF. — The somber locker room had a slapping sound. You would hear it nearby and then way over on the other side. It kept interrupting the general silence. It was the sound of players from a team that had never felt a loss slapping each other on the backs of shoulders as they hugged. Many of the hugs lasted good whiles.

In a sport where 13-1 teams can wind up exhilarated, the newfangled 12-team College Football Playoff had just shooed a team that will live on in the books as one of those sighing 13-1s. The No. 1 Oregon team that trailed an unreasonably good Ohio State by 34 points almost before the 90,732 at the Rose Bowl could process the sight had lost, 41-21, on Wednesday evening and had taken that turn often seen in losing locker rooms: the one where the loss hurts but the end of the collaboration hurts more.

RONALD MARTINEZ/GETTY IMAGES

Will Howard threw for 319 yards as the Buckeyes routed the top-seeded Ducks.

Over at the dais in the interview room, Ohio State Coach Ryan Day illustrated this premise when he said, "The most important thing is, to me, we get a chance to play together for another week."

The Ducks don't, and they don't

SEE ROSE BOWL ON D4

College Football Playoff semifinals
Thursday, Jan. 9 (Orange Bowl): 6 Penn State vs. 2 Georgia or 7 Notre Dame, 7:30 p.m., ESPN
Friday, Jan. 10 (Cotton Bowl): 5 Texas vs. 8 Ohio State, 7:30 p.m., ESPN

THE DAY IN SPORTS

COLLEGE BASKETBALL

James's younger son commits to Arizona

Bryce James, son of NBA star **LeBron James**, is heading to Arizona.

Bryce James announced his commitment Wednesday on Instagram, and his father had a quick response.

"CONGRATULATIONS MAXIMUS!!," LeBron James posted. "SO PROUD OF YOU!!"

Bryce James will be the second of LeBron's sons to play Division I basketball. **Bronny James** played one season at Southern California before turning pro. He was drafted by his father's team, the Los Angeles Lakers, and they became the first father and son to play together in an NBA game.

A 6-foot-4 shooting guard, Bryce James is rated as a four-star prospect out of Sierra Canyon High School in Chatsworth, California, in the 247 Sports Composite. He was invited to USA Basketball's under-17 national team training camp this past summer. ...

Samson Aletan scored 19 points to help the Yale men's team defeat Howard, 93-65, in New Haven, Connecticut.

Aletan had five rebounds for the Bulldogs (7-6).

The Bison (5-9) were led by **Marcus Dockery**, who recorded 17 points. **Blake Harper** added 16 points, six rebounds and two steals. ...

Kiki Rice scored 16 points to lead five players in double figures and the No. 1 UCLA women defeated 24th-ranked Michigan, 86-70, in Los Angeles to complete a sweep of their first Big Ten homestand.

Rice (Sidwell Friends) had 10 assists, and **Lauren Betts** had 13 points for the Bruins (14-0, 3-0 Big Ten) against the Wolverines (10-4, 1-2). ...

JuJu Watkins scored 26 points to lead No. 4 USC (13-1, 3-0 Big Ten) to a 75-55 win over Nebraska (10-4, 1-2) in Los Angeles for the Trojans' ninth straight victory. ...

Sarah Strong scored 15 points and **KK Arnold** added 13 points and six assists as No. 7 Connecticut (12-2, 3-0 Big East) cruised past Marquette (9-4, 1-1), 77-45, in Milwaukee.

TENNIS

Fritz, Gauff lead U.S. into United Cup semis

Coco Gauff and **Taylor Fritz** powered the United States, the tournament winner two years ago, into the semifinals of the United Cup mixed teams tennis event in Perth, Australia.

In the first singles match, Gauff earned a 7-6 (7-4), 6-2 win over China's **Zhang Shuai**. Fritz then made sure of victory for the Americans by edging **Zhang Zhizhen**, 6-4, 6-4.

The No. 4-ranked Fritz said he didn't want to let world No. 3 Gauff down.

"There was a little bit of pressure because I didn't want to be the one who loses it for the team after Coco won all her matches this week," he said.

The Americans completed a 3-0 sweep when **Desirae Krawczyk** and **Robert Galloway** beat Zhang and **Sun Fajing**, 6-3, 6-7 (7-1), 10-3, in mixed doubles. The United States next meets either Italy or the Czech Republic, who play their quarterfinal on Friday.

Kazakhstan also advanced to the semifinals with a 2-1 win over a Germany team playing without the injured world No. 2 **Alexander Zverev**.

Zverev was a late scratch with a biceps injury. He was scheduled to face **Alexander Shevchenko** but withdrew at the last minute with Kazakhstan leading the tie 1-0 after **Elena Rybakina** beat **Laura Siegemund**, 6-3, 6-1.

Shevchenko beat Zverev's replacement, **Daniel Masur**, 6-7 (5-7), 6-2, 6-2, to clinch the tie while Zverev watched from the sidelines. Germany later won the mixed doubles.

Kazakhstan next meets Poland or Britain, who play Thursday in Sydney, where all remaining matches will be played.

ERIC THAYER/ASSOCIATED PRESS

Driving the point home

UCLA guard and Sidwell Friends alum Kiki Rice makes a move past Michigan's Jordan Hobbs in the No. 1 Bruins' 86-70 win.

SPOTLIGHT: PRO BASKETBALL

No Brunson, no problem for streaking Knicks

KNICKS 119, JAZZ 103

Towns, Hart propel New York to its ninth straight victory

BY BRIAN MAHONEY

NEW YORK — Karl-Anthony Towns had 31 points and 21 rebounds, Josh Hart notched his second straight triple-double, and the New York Knicks won their ninth straight game, beating the Utah Jazz, 119-103, on Wednesday night despite playing without leading scorer Jalen Brunson.

Hart finished with 15 points, 14 rebounds and 12 assists to become the first Knicks player since Micheal Ray Richardson in 1981 with consecutive triple-doubles. Hart has four this season and became the fourth player to have 10 triple-doubles with the Knicks.

Mikal Bridges scored 27 points, and OG Anunoby had 22 for the Knicks. Brunson missed the game with right calf tightness and was replaced by Cam Payne, who finished with eight points and nine assists.

Jordan Clarkson and Collin Sexton each scored 25 for the Jazz, which lost its fifth straight.

The guards tried to keep Utah in it, but it was far too tough a task with Lauri Markkanen shooting just 6 for 22 en route to his 16 points.

A Knicks team that added Towns and Bridges in part so it wouldn't be so reliant on Brunson had no trouble without him, shooting 55 percent from the field.

New York had to change plans after Deuce McBride, who was originally set to start for Brunson, developed left hamstring tightness during warmups.

Payne was inserted into the starting lineup and rookie Tyler Kolek played 12 minutes off the bench after logging 40 minutes earlier in the day, finishing with 36 points and 11 assists in the Westchester Knicks' overtime victory over the Indiana Mad Ants in a G League game.

The Knicks have won 14 of their past 16 games.

— Associated Press

TELEVISION AND RADIO

NHL

7 p.m.	**Minnesota at Washington** » Monumental Sports Network, WJFK (106.7 FM)

NBA

7:30 p.m.	**Boston at Minnesota** » TNT
10 p.m.	**Philadelphia at Golden State** » TNT

COLLEGE FOOTBALL

4 p.m.	**College Football Playoff, quarterfinal, Sugar Bowl: Georgia vs. Notre Dame** » ESPN
8 p.m.	**Gator Bowl: Duke vs. Mississippi** » ESPN

MEN'S COLLEGE BASKETBALL

7 p.m.	**Radford at High Point** » ESPNU
7 p.m.	**Memphis at Florida Atlantic** » ESPN2
7 p.m.	**Western Kentucky at Liberty** » CBS Sports Network
8 p.m.	**Purdue at Minnesota** » Fox Sports 1
9 p.m.	**Western Illinois at Southern Illinois Edwardsville** » ESPNU
9 p.m.	**Denver at South Dakota State** » CBS Sports Network
9:30 p.m.	**Maryland at Washington** » Big Ten Network, WTEM (980 AM)
10 p.m.	**Illinois at Oregon** » Fox Sports 1

WOMEN'S COLLEGE BASKETBALL

6 p.m.	**Florida State at Virginia Tech** » ACC Network
7 p.m.	**Rutgers at Maryland** » Big Ten Plus
7 p.m.	**South Carolina at Missouri** » SEC Network
8 p.m.	**Stanford at SMU** » ACC Network
9 p.m.	**Texas at Oklahoma** » ESPN2
9 p.m.	**LSU at Arkansas** » SEC Network

GOLF

6 p.m.	**PGA Tour: The Sentry, first round** » Golf Channel

SOCCER

10 a.m.	**Scottish Premiership: Celtic at Rangers** » CBS Sports Network
12:30 p.m.	**Scottish Premiership: Dundee United at Dundee** » CBS Sports Network

TENNIS

5 a.m.	**United Cup, quarterfinals; ATP/WTA: Brisbane International, quarterfinals; ATP: Hong Kong Open, early rounds; WTA: Auckland Open, quarterfinals** » Tennis Channel
5:30 p.m.	**United Cup, quarterfinals; ATP/WTA: Brisbane International, semifinals; ATP: Hong Kong Open, quarterfinals; WTA: Auckland Open, semifinals** » Tennis Channel

HOCKEY — IIHF WORLD JUNIOR CHAMPIONSHIP, QUARTERFINALS

Noon	**Sweden vs. Latvia** » NHL Network
2:30 p.m.	**United States vs. Switzerland** » NHL Network
5 p.m.	**Finland vs. Slovakia** » NHL Network
7:30 p.m.	**Czech Republic at Canada** » NHL Network

MEN'S COLLEGE HOCKEY

6:30 p.m.	**Wisconsin at Michigan State** » Big Ten Network

YOUTH FOOTBALL

4 p.m.	**Under Armour Next All-America Game** » ESPN2

BASEBALL

Phillies deal reliever Gilbert to White Sox

The Chicago White Sox acquired left-hander **Tyler Gilbert** in a trade with the Philadelphia Phillies.

Chicago sent minor league right-hander **Aaron Combs** to Philadelphia for the 31-year-old Gilbert, who had a 3.24 ERA in six relief appearances with the Phillies last season.

Infielder **Braden Shewmake** was designated for assignment by the White Sox to make room on the team's 40-man roster. The 27-year-old Shewmake batted .125 (8 for 64) in 29 games with Chicago last year.

PRO BASKETBALL

Ivey is stretchered off during Pistons' win

Jaden Ivey suffered what appeared to be a serious leg injury after scoring 22 points in the Detroit Pistons' 105-96 victory over the visiting Orlando Magic.

With 10:07 to play and Detroit leading 84-79, Ivey and Orlando's **Cole Anthony** were going for the ball when Anthony slipped and fell. His momentum carried him into Ivey's planted leg, and the 22-year-old immediately fell to the floor, grabbing his left shin in obvious agony.

After a lengthy delay, Ivey was placed on a stretcher and wheeled off the floor. ...

Scottie Barnes had 33 points and 13 rebounds and the Toronto Raptors snapped an 11-game losing streak by beating the visiting Brooklyn Nets, 130-113.

SOCCER

Arsenal climbs back in chase for EPL title

Arsenal is back in second place in the English Premier League and in no rush to add players in the transfer window.

Mikel Arteta's team beat Brentford, 3-1, in London to leapfrog Nottingham Forest and close the gap on league leader Liverpool to six points.

"If there's an opportunity, we'll look at it," Arteta said of the January window. "I really like my players. I really value what we have, because it's a lot of quality and a lot of commitment from all of them."

That includes 17-year-old **Ethan Nwaneri**, who got his first Premier League start in place of the injured **Bukayo Saka**. The teenager was involved in second-half goals by **Mikel Merino** and **Gabriel Martinelli**.

Arsenal extended its unbeaten streak to 12 games in all competitions.

— From news services and staff reports

At age 34, Commanders' Ertz is enjoying career renaissance

COMMANDERS FROM D1

"Earlier in my career, I would get worked up over how many yards, how many catches, how many targets," Ertz said last month. "But now there's so much you can't control as a receiver that you really just go out there and try to put good stuff on film. And I feel like I'm playing at a high level this year."

Ertz's role in Washington can't be fully quantified. His production on the field is evident weekly, but behind the scenes he has been a key piece of the team's makeover.

Newcomers — free agents, rookie draft picks, trade acquisitions — make up more than 60 percent of Washington's roster, and the team's success hinges on one of its youngest: quarterback Jayden Daniels.

Coach Dan Quinn and offensive coordinator Kliff Kingsbury believed Ertz would help set a tone alongside other veterans. He would be an example of what is expected and bring a perspective shaped by adversity.

"A true pro in taking care of your body, studying, knowing it inside and out," Kingsbury said while noting Ertz is also "very quarterback-friendly" as a receiver.

"For a young guy to know that he's always going to be an option and always give you somewhere to throw the ball, it's huge," said Kingsbury, who coached Ertz with Arizona in 2021 and 2022. "And he's so smart. He is like a quarterback on the field. A Stanford guy, played in a lot of different offenses, knows it inside and out. So he can talk to Jayden and give him great information."

During organized team activities and training camp, Daniels often picked Ertz's brain between series. Ertz's fellow tight ends did the same.

"It's not like I'm out there holding their hand, by any means," Ertz said in May. "I try and pull them aside and say: 'Hey, this is how I would maybe do this. This is what I think you can maybe work on.' But first you got to have a personal relationship with someone, to know that I care about them. ... I'm just trying to help them in any way I can. It's something that at this stage in my career, I think I've taken a lot more pride in now than maybe I did when I was younger."

DANIEL KUCIN JR./ASSOCIATED PRESS

Zach Ertz, who signed a one-year contract after two injury-plagued seasons, has 61 catches for 610 yards and six touchdowns this year.

He signed with the Commanders for up to $5 million with incentives at the start of free agency, and the on-field expectations from his new coaches were basic: third downs, red zone, some two-minute packages, see how things go from there.

Ertz's previous two years were marred by a season-ending knee injury in 2022 and a quadriceps injury in 2023, so anything beyond that depended largely on health.

"And if that worked out, we'd expand it," Quinn said. "And sure enough, the work that he put in during the offseason, it just expanded. He doesn't play every snap, but he played more than I would have thought going in, and that's, I think, a real tribute to him in the work that he did to get ready."

All six of Ertz's touchdown catches — the most he has had in five years — came on red-zone plays. Only two tight ends — Baltimore's Mark Andrews (10) and San Francisco's George Kittle (eight) — have more red-zone TDs. Ertz's 11 catches in the final two minutes of a half are tied for seventh most at his position.

Even when he's not the target, he has been in position to have an impact. In Week 8 against the Chicago Bears, when Daniels threw the game-winning Hail Mary touchdown to Noah Brown, it was Ertz who was in position to tip the ball to Brown, just as the Commanders practiced.

Ertz's value was perhaps felt the most during his brief absence. In Week 15, he suffered a concussion and a shoulder injury making a catch in the second quarter against the New Orleans Saints. His reception put Washington in the red zone and set up Terry McLaurin's second touchdown of the day. The Commanders returned to the red zone only once after Ertz went out, and they couldn't convert the opportunity into a touchdown.

"You could see we weren't as effective, especially in the red zone there, without him," Kingsbury said. "He's just a guy that's a safety net for a quarterback at all times."

Recovering from the shoulder injury proved more difficult than the concussion, Ertz said. He wasn't sure whether he would be able to play the following week against the Eagles, but he did on the belief that he could at least help in pass protection and to draw coverages to free up other receivers.

It wasn't until last week against the Falcons that Ertz said he felt more like himself again. The result: six catches for 72 yards and a pair of touchdowns, including the game-winner. His production triggered $750,000 in incentives and put him among another elite group as one of only six tight ends with at least 750 career catches and 8,000 receiving yards.

"This is honestly some of the most fun I've ever had playing football," he beamed afterward. "... The past two years for me have been really tough as a player, and so just being able to come out here with people that truly believed in me like Kliff [and] D.Q. has really just allowed me to be at my best again. And I've loved being a part of this team."

Sarr continues to bloom as Wizards come alive in blowout

WIZARDS 125, BULLS 107

BY VARUN SHANKAR

After a trying start to the season, Alex Sarr has begun to show why the Washington Wizards selected him with the No. 2 pick of the draft.

The rookie big man had 11 points, 10 rebounds and five assists in a 125-107 win over the Chicago Bulls on Wednesday night at Capital One Arena.

"Tonight you saw ... something different — his playmaking. They put two [defenders] on the ball. ... [Sarr's] playing in the short pocket, and he's able to make good reads," Wizards Coach Brian Keefe said. "... I thought he was a pretty unique passer and saw the game well [when I first watched him]. I thought that would be something we could utilize at this level."

Washington (6-25) recorded its largest margin of victory of the season and snapped a two-game skid, with both losses coming against the New York Knicks. Guard Jordan Poole missed both of those games with a left hip contusion but returned Wednesday; he started and scored 30 points in 28 minutes. Zach LaVine led the Bulls (15-19) with 32 points.

Sarr shot 5 for 11 from the field and knocked down 1 of 2 three-point attempts, continuing a recent stretch of strong shooting. Across his past 15 games, he is averaging 13.2 points and 6.9 rebounds. He is shooting 45.2 percent from the field and 42 percent from beyond the arc. Compare that with his first 12 games, when he averaged 9.8 points and 5.5 rebounds on a dismal 35.1 percent from the field and 20.3 percent from three.

The three-point numbers are the most jarring. Late last month, Sarr said he hadn't changed his form. Asked after Monday's game about the shooting surge, Keefe credited the rookie's work ethic but would not divulge specifics.

"I'm not going to give away state secrets, but nice try," he said.

Is the improvement about repetitions? About a change in technique? About Sarr getting used to NBA arenas?

Keefe: "You're not going to get that answer from me."

Sarr has taken more corner three-pointers in this recent stretch, but the quality of his shots hasn't changed dramatically. In his first 13 games, 58 of his 59 three-pointers came with defenders at least four feet away, per NBA.com. He made just 12 of them (20.7 percent). In the 14 games between then and Wednesday, 63 of his 67 three-point attempts came with the defender at least four feet away. He made 41.3 percent of them.

The jump could be tied to the rookie's continued acclimation to the NBA. Poole, who shot 27.9 percent from deep in his first season, outlined the difficulties that rookies face.

"Couldn't throw a rock into the ocean," he said of his rookie season. "... It took me an entire year to just adjust to the line, adjust to the games, adjust to the physicality."

But it's important to note that Poole shot 37 percent from three in his two college seasons at Michigan. Sarr shot 29 percent from three in his lone season with Perth in Australia's National Basketball League and 30 percent the year before that with Overtime Elite.

If — and it remains a big if — this recent stretch is more emblematic of his current shooting aptitude than all that history, it would be a remarkably quick success story for Washington's development program with potentially transformative effects for Sarr's game.

More aggressive closeouts could allow him to attack inside — another area in which he has improved. Sarr was in the 18th percentile among big men in shooting percentage at the rim over his first 13 games, per analytics site Cleaning the Glass. Since then and entering Wednesday, he's in the 95th percentile.

Here's what else to know about the Wizards' win:

Carrington returns

Rookie guard Bub Carrington started and played 30 minutes against the Bulls less than 48 hours after he suffered what appeared to be a serious head injury during Monday's loss to the Knicks.

In that game, Carrington was taken off the court in a wheelchair after hitting his head against a New York player's knee before slamming to the floor. On Wednesday, he had 11 points and six assists, shot 4 for 5 from the field and made all three of his three-point attempts.

Under NBA policy, Carrington would have needed to be evaluated for a concussion shortly after he was injured. If he passed that evaluation, the policy requires that he is monitored over the next day and tested again before practice Tuesday, participating only if he is cleared.

"Perfect. That's the best answer I got for you," Carrington said when asked how he felt after the game.

Coulibaly exits early

Bilal Coulibaly started alongside Carrington and played eight minutes before exiting. He was ruled out before halftime with a non-covid illness.

JESS RAPFOGEL/ASSOCIATED PRESS

Alex Sarr finished with 11 points, 10 rebounds and five assists Wednesday as the Wizards' rookie continued to display rapid improvement.

WIZARDS' NEXT THREE

at New Orleans Pelicans

Friday 8 Monumental

vs. New Orleans Pelicans

Sunday 6 Monumental

vs. Houston Rockets

Tuesday 7 Monumental

Radio: WTEM (980 AM)

Rodgers's spin campaign can't obscure the stark truth

On the NFL

JASON LA CANFORA

Aaron Rodgers would prefer you suspend disbelief — and the reality of this lost second season with the Jets — and lean into the notion that he has some options in New York. He and his agency also would prefer you disregard fact and reason and pretend there will be a robust market for his services once the Jets decline his $35 million option bonus.

Their campaign began on Sunday's pregame shows, but even an owner as adrift as Woody Johnson knows this experiment is over. All the confirmation required came early in the fourth quarter of Sunday's 40-14 loss to the Buffalo Bills. After another week of basking in his own hot takes and personal shots aimed at Johnson and his teenage sons, Rodgers threw two interceptions, took four more sacks, compiled all of 112 passing yards and picked up a personal foul following a pick. And then he decided to pull himself from the game.

"It was 33-0 and I said, 'At some point, you want to go to Tyrod [Taylor] here?'" Rodgers told reporters after the game. "The next play, they threw a screen for a touchdown, and it was 40-0."

If Johnson had any gumption, he would bench Rodgers, who is stuck on 499 career touchdown passes, in Week 18 and end this saga on his own terms. Regardless, walking away from this albatross of a contract is an easy business decision; his next coach and general manager will want no part of rebooting the franchise while relying on an aging distraction of a quarterback with a declining skill set.

So the question then becomes this: Does any team?

"Dude, that is over," said one general manager, whose team will be in the market for quarterback help this offseason and who is not permitted to comment on players under contract with other teams. "No way are they bringing him back. And I don't see anyone signing him to be their starter. The Giants won't do it. The Saints won't do it. The Raiders have to go young. Does he take a huge pay cut and fight for a job somewhere? Can you see him doing that? Where's the fit?"

Rodgers sports a 4-12 record with the Jets; they won seven games *without* him a year ago when he tore his left Achilles' tendon four snaps into the season. Thus far, he has pocketed $18.75 million per victory in New York while posting a mediocre 89.1 passer rating this season. He has exhibited deteriorating decision-making and athleticism, averaging just 6.9 air yards per attempt (26th among qualified passers) with 24 touchdown passes to 10 interceptions, and he has created far more off-field distractions, demands and drama than memorable on-field moments. Even in a tepid offseason quarterback market, general managers who avoided him two years ago surely won't fall for him this time.

"You put up with all of that bulls--- when the guy can still play at a high level," said one longtime front-office executive, who had estimated Rodgers to be at best a $20 million-per-year quarterback when the Jets acquired him, not the nearly-$40 million-per-year quarterback they paid him to be. Packers team president Mark Murphy "was happy as hell to finally get rid of him. Now Woody will be, too."

Will Mayo get second season?

The New England Patriots have looked listless quite often in Coach Jerod Mayo's first season, never more so than Saturday against the Los Angeles Chargers, but my hunch remains that they haven't looked lost enough to sway owner Robert Kraft.

Kraft quietly named Mayo as Bill Belichick's successor in his contract, knowing that Belichick would have other thoughts on the matter. He did so despite no clamoring from the New England fan base for the defensive assistant to be the Next Guy and despite Mayo never even formally running one side of the ball, let alone an entire team. Some rival executives and general managers believe it would be a stretch to expect someone such as Kraft to admit defeat after just one season, one in which first-round draft pick Drake Maye did not begin starting at quarterback until Week 6.

Kraft had years to prepare for the day both Belichick and Tom Brady were gone from New England. Clearly, he strongly believed in Mayo and very much wanted someone who was a part of the Patriots' dynasty as a player and coach to be their next leader. So while former Titans coach Mike Vrabel, who is in the Patriots' franchise hall of fame, would check some of those same boxes, color me skeptical that the Krafts will be flying all over the country in a few weeks interviewing potential Mayo replacements.

Maye, most importantly, is looking the part, and as long as they lose in Week 18, the Patriots will have a chance to flip the first draft selection into a bevy of picks, should they want to go that route. And New England's leaders are rarely this quick to admit they were wrong, especially after years of so much winning.

Notes from around the NFL

Kansas City's Andy Reid is getting scant attention as a coach of the year candidate, and he is far below the favorites in the betting markets. But it's worth noting that Patrick Mahomes isn't having close to an MVP season, tight end Travis Kelce had a pedestrian campaign by his standards, two starting wide receivers missed nearly the entire season, the featured running back missed more than half the season, and Reid had to move a guard to left tackle to salvage a weak offensive line. And all the Chiefs did is run up a 15-1 record, securing the ability to sit starters in Week 18 and get a de facto double bye.

Now the Chiefs are healthier on offense than they have been all season, and you could argue they're playing their best football heading into the playoffs. Not too shabby for a guy no one is talking about. With Belichick and his 302 career regular season wins off to college, keep an eye on Reid, still just 66, who has 273 wins and could catch Belichick early in 2027. ...

Indianapolis Colts owner Jim Irsay really likes his general manager, Chris Ballard, but a 7-9 record — Sunday's loss to the Giants was probably the worst of the weekend — while playing in a joke of a division, along with second-year quarterback Anthony Richardson's lack of development, could cost a lot of people their jobs. "I'd be surprised if Irsay did it but not shocked," the rival general manager said. "I guarantee you he's at least thinking about it." ...

The fact that Pete Carroll has media outlets telling you how much he would like to coach again is generally a telling sign about how deep the interest will be for any owner to hire him. If Belichick at 72 couldn't really get any sniffs, Carroll at 73 will be even more hard-pressed.

BRYAN M. BENNETT/GETTY IMAGES

No amount of lobbying can conceal the utter failure of the Aaron Rodgers experiment with the Jets.

NFL NOTES

Eagles' Barkley to miss chance at rushing mark

FROM NEWS SERVICES AND STAFF REPORTS

The Philadelphia Eagles will rest tailback Saquon Barkley rather than give him an opportunity to break the NFL's single-season rushing record.

With no chance to change their playoff seeding in their regular season finale, the Eagles plan to sit Barkley and other key starters Sunday against the New York Giants in Philadelphia, Coach Nick Sirianni said Wednesday.

"He'll probably be somebody that rests," Sirianni said at a news conference at the Eagles' training facility.

The Eagles are locked into the NFC's No. 2 playoff seed whether they win or lose Sunday. They clinched the NFC East title Sunday with a 41-7 triumph over the Dallas Cowboys at Lincoln Financial Field, where Barkley ran for 167 yards and became the ninth player in NFL history to top 2,000 rushing yards in a season.

"Coach asked me what I'd like to do," Barkley told reporters Wednesday, according to video posted on social media by Philadelphia radio station WIP. "We had a conversation. He called me back and let me know that I probably will be resting. My reaction was kind of like — I told my family. Obviously my family probably wanted it a little bit more than me. But at the end of the day, the most important thing is winning football games. And we're in the playoffs, so I've got a bigger goal in mind."

If Barkley indeed rests Sunday, his 2,005 rushing yards will be the eighth most in a season in NFL history. He will finish 100 yards shy of Eric Dickerson's single-season record of 2,105 yards with the Los Angeles Rams in 1984, which he set in 16 games.

• **CHIEFS:** Kansas City will rest quarterback Patrick Mahomes for its regular season finale Sunday at Denver. Backup quarterback Carson Wentz will start, Chiefs Coach Andy Reid said.

"It wasn't a hard decision," Reid said during a news conference.

The Chiefs (15-1) have already clinched the No. 1 seed in the AFC as they try to become the first team to win three straight Super Bowl titles.

Mahomes and any other key starters who sit out Sunday won't play again until the weekend of Jan. 18-19.

— Mark Maske

• **PACKERS:** Green Bay will have to make its postseason run without two-time Pro Bowl cornerback Jaire Alexander.

Packers Coach Matt LaFleur said that Alexander will undergo surgery to repair the knee injury that has kept the 2018 first-round pick from playing for most of the past two months.

• **LIONS:** Linebacker Alex Anzalone participated in a walk-through practice as he makes his way back from a broken forearm.

"He'll be out there running around," Lions Coach Dan Campbell said. "We'll see how he does. [Thursday] will be a big day for us to see where he's at."

• **RAMS:** Jimmy Garoppolo will take his first snaps for Los Angeles when he starts in place of Matthew Stafford in the playoff-bound Rams' regular season finale against the Seattle Seahawks on Sunday.

— Associated Press

MATT SLOCUM/ASSOCIATED PRESS

The Eagles plan to rest Saquon Barkley in Sunday's season finale, leaving him 100 yards shy of the single-season rushing record.

COLLEGE FOOTBALL

Buckeyes get to keep playing, while Ducks sadly pack it up

ROSE BOWL FROM **D1**

because they suddenly fell behind 390-64 in yards as of late in the second quarter, and they met up with a team they had beaten, 32-31, in mid-October, and they came across a team with a fresh star recently turned 19, wide receiver Jeremiah Smith with his seven catches for 187 blazing yards. It's a team so smashing in its two playoff games thus far — aggregate score: 83-38 — that it heads to next week's Cotton Bowl semifinal against Texas epitomizing what Ohio State linebacker Cody Simon said about football in general: "It's a game about getting your body, mind and spirit right."

On the Oregon side, Coach Dan Lanning said this: "What's unique about college football in this new dynamic is, you've got to be playing your best football at the end. I think anybody watching Ohio State recognizes they're playing really good football."

Yeah.

And so Oregon exited in a scarlet blur. It went off to the offseason as an example for near-future questions about whether the 12-team format might need some tinkering to avoid two big bruisers battling in a quarterfinal when their quality pegged them worthy of a semifinal or even a final. It went off in the familiar hush of season-closing locker rooms, even as the only team to win all of its games between Labor Day weekend and early December. Wide receiver Tez Johnson, a two-year Duck who has adored his Duck-ness, kind of paced around, hands on hips. Another player sat alone in the seat in front of his locker and cried quietly. Another player stopped by the locker of Heisman finalist and quarterback Dillon Gabriel to say, among other things, "I appreciate you." Johnson said, "It'll stick with me for a minute," and, "You put so much time into this game, so much time into it." Wide receiver Evan Stewart — who couldn't play after getting "dinged" in warmups, according to Lanning — sat at his locker, tried to smile and said: "I don't really know how to take it. Devastated." Johnson told how Ohio State dropped eight men on defense, a departure from what it had done in Oregon's win in Eugene, and in truth, whatever yardage Oregon could muster early on did look thorny. Johnson said of the loss, "It's part of it."

HARRY HOW/GETTY IMAGES

Freshman Jeremiah Smith helped Ohio State surge to a 34-0 lead and finished with seven catches for 187 yards and two touchdowns.

It's part of it, but it hadn't been part of it for them. So their room felt like it feels when a long whoosh of momentum meets up with one afternoon of roadblock.

Reality got going early. "They played way better football at every phase of the game," Oregon tight end Terrance Ferguson said. Ohio State possessed first. The famed sun that would set behind the famed San Gabriel Mountains still sat in the sky on another daydream Rose Bowl day. Quarterback Will Howard — who would go 17 for 26 for 319 yards, three touchdowns, zero interceptions and a gaudy 206.5 passer rating — zipped one over to tight end Gee Scott Jr. on the right sideline. Scott ran the open prairie for 30 yards. Howard threw an incompletion. Howard threw short behind the line on the left to Smith, and Smith pieced his way through traffic for a 45-yard touchdown, just like that.

Just 391 days prior, Smith had been in a high school state championship game in Florida, catching 11 passes for 170 yards for Chaminade-Madonna in its 56-0 nudging of Clearwater Central Catholic. Recruiting lists had Smith up top. He arrived in January to Ohio State, that bastion of receivers. "From the get-go," Day said, "he had a look in his eye that he wanted to make an impression as a freshman." And so: "He comes in. He's serious. He doesn't say a whole lot. But when he does people listen." And: "And remember, he's a freshman. So for him to be playing his best football late in the season speaks to his maturity."

Seated next to Day, Smith spoke in a measured voice that did sound beyond the 19 years he just reached. "Will [Howard] does a great job in practice just trusting us, just throwing the ball out there," he said of the ancient, fifth-year senior transfer from Kansas State. "We tell him, 'Just throw it out there.' We'll make a play for you. It doesn't matter if it's a bad ball or not, we'll make our quarterback look good." And: "I love Will to death. And I would do anything for him."

Very soon after 7-0, the idea of Howard throwing it out there and receivers showcasing their art started turning up everywhere. Emeka Egbuka, the senior wide receiver, caught a 42-yard touchdown pass near the goal line up the middle of the field even with a defender draped pretty much all over him. A field goal happened. After some flawlessly executed misdirection, Smith wound up gaspingly free on the right side of the field to haul in a 43-yard touchdown. With that established, running back TreVeyon Henderson went right and went far, 66 yards up the sideline for another score. Another field goal happened. Oregon fans started walking to concessions or perhaps farther in a few cases.

They had seen an Ohio State team that 32 days prior had suffered a howling, haunting, 13-10 home loss to Michigan, a matter still inexplicable to the human mind. It had spent three grueling weeks gazing in the mirror to pinpoint all faults. Now it had blasted through two rounds of the new playoff until scarlet confetti blasted out of the Rose Bowl machines while those in scarlet gave that kind of roar completely devoid of stress through the closing minute.

Their team had been good enough to make Oregon's last locker room a place of sniffling hugs. It had been good enough to cause one of those occasional 13-1s in sports that come adorned with a sigh.

JERRY BREWER

Skattebo rescued the College Football Playoff, but he couldn't save the Sun Devils

BREWER FROM **D1**

At 5-foot-11 and 215 pounds, he wrecked the Longhorns' game plan. He didn't do it with ease, either. Every yard was hard. Even the big plays — a go-route reception, a deep touchdown pass on a fourth-down trick play — came with a ridiculous degree of difficulty.

"He got stronger, it felt like," Sarkisian said, marveling at the running back. "You could see he was fatigued, too. It was like a heavyweight fight."

Said Arizona State Coach Kenny Dillingham: "I mean, this is just a Tuesday for Cam."

Skattebo corrected his coach: "Wednesday — he got his days backwards."

Arizona State (11-3), which had gone 6-18 in its previous two seasons, reintroduced itself as a formidable program. The Big 12 champion Sun Devils did their finest work after quarterback Quinn Ewers scored on a five-yard touchdown run to give Texas (13-2) a 24-8 lead with 10:17 remaining.

That's when Skattebo, who never hesitates to call himself the nation's best running back, proved to be more than cocky. On fourth and two with less than seven minutes left, he caught a pitch in the backfield, wound up and dropped a beautiful 42-yard touchdown pass to Malik McClain. After a two-point conversion, the Sun Devils trailed 24-16.

On the second play of the next possession, Arizona State's Javan Robinson intercepted a pass from Ewers. And Skattebo, an unheralded recruit who arrived two years ago after starting his career at Sacramento State, went back to work. After a play earlier in the game, he recognized a Texas defensive coverage and told Dillingham, "They show man again, and I've got to win a go bomb."

When the next opportunity came, he raced past Texas safety Michael Taaffe and showed a wide receiver's poise, hauling in a 62-yard pass from quarterback Sam Leavitt. A hit sent Skattebo's helmet flying, and when he stood, a shoulder pad poked out of the side of his jersey.

It only made his celebratory pose look better. He smirked and stared into the crowd as if he were asking for verification that he's the man.

DALE ZANINE/IMAGN IMAGES

Andrew Mukuba steps in front of Arizona State's Melquan Stovall for the game-ending interception Wednesday as Texas advanced to the College Football Playoff semifinals.

Before the Peach Bowl, he told ESPN: "They continue to keep saying that people are going to try to stop me. There's nobody out there that can stop me."

At the start, Texas showed that it could stop him. But he kept coming, and the rest of the Sun Devils matched his audacity. At last, a College Football Playoff game turned into a street fight.

After the reception, Skattebo finished the drive with a two-yard touchdown run, then rumbled into the end zone for the two-point conversion. In 91 seconds, the Sun Devils had erased their deficit and tied the score at 24 with five minutes left.

The pressure shifted to Texas, which might have lost in regulation if not for officials declining to call a targeting penalty against Taaffe late in the fourth quarter as the Sun Devils were driving toward field goal range. The game went to overtime after Texas kicker Bert Auburn missed potential game-winning field goals from 48 and 38 yards, the latter of which clanked off the left upright as time expired.

In the first overtime, Skattebo gave Arizona State a 31-24 lead with a three-yard touchdown run, but Texas matched the score in the most dramatic way it could, with Ewers throwing a 28-yard touchdown to Matthew Golden on fourth and 13.

On the first play of the second overtime, Ewers hit tight end Gunnar Helm from 25 yards and converted the mandatory two-point try with a pass to Golden to make it 39-31. Mukuba picked off Leavitt to end it four plays later.

"That's just a testament to how mature this team is and just taking advantage of every single opportunity we have," said Ewers, who threw for 322 yards and three touchdowns. "I'm just so proud of the way that the entire team stayed poised and composed through the entire game, especially through overtime."

For all the thrills, Arizona State had to settle for pushing Texas. The Sun Devils entered as two-touchdown underdogs, and that forecast held true for most of the first 50 minutes. Then Skattebo got sick, and so did the game.

"I drank too much water too fast," Skattebo said.

Said Dillingham: "Puke and rally."

Those words won't be printed on T-shirts, but the rally was impressive. Because of Arizona State's effort, this tournament finally feels like a tournament. The comeback happened because Skattebo, who won offensive MVP honors, refused to walk off the field with anything left in him.

As he continued to crouch on the turf, several Texas players wandered over to congratulate him. After sharing a few words of respect, Skattebo rose and walked toward the locker room, arm draped over his coach. As he exited, stadium workers wheeled the stage onto the field. It was unintentional but perfect timing. No Longhorn deserved to celebrate too much until the baddest man on the field — as unstoppable as he claimed to be — disappeared from sight.

New Orleans attack delays Sugar Bowl

SUGAR BOWL FROM **D1**

MICHAEL DEMOCKER/GETTY IMAGES

Many fans of Notre Dame and Georgia visiting New Orleans were unsure whether to attend the game.

crowd of victims early Wednesday. So hours later, over drinks outside Voodoo Chicken & Daiquiris on Canal Street, they agreed the game was not for them.

"We've decided we're going home," Tokarski said. His mother started to cry. He stood up and gave her a hug. His father, Victor Barnett, still looked rattled.

"I'd love to go to the game. I've been a Georgia Bulldog fan my entire life," said Barnett, 57, an alumnus who worked in law enforcement. "But I just don't think I need to risk two of the most important people in my life."

Barnett paused.

"We spent a couple thousand dollars to come drink daiquiris," he said.

They planned to leave by Thursday morning. Tokarski said he was glad they had driven because, given his experience, "I wouldn't be getting on a plane." He had been feeling "mixed emotions" all day, he acknowledged. "Five minutes I'm fine; next five minutes I'm bawling my eyes out."

Jeff Agan, 42, drove to New Orleans with his wife and 9-year-old son from Rome, Georgia. Wary of crime, the Georgia fans stayed just outside the city but awoke Wednesday to frantic texts from loved ones worried they had been injured in the attack.

"I didn't know anything about it until people started texting me, 'Are you okay?'" Agan said.

"They're blowing our phone up still," Kayla Agan, 40, said as the family stood on Canal Street on Wednesday afternoon, all wearing red Georgia hoodies. After the game was postponed, the Agans extended their hotel room stay and headed for the French Quarter, undeterred. Fellow Georgia fans passed, as did Notre Dame fans in green sweatshirts and hats.

Many paused to watch police behind yellow tape across the street. Ambulances had arrived and appeared to be removing bodies.

"Can't understand what's going on in the world," said Jeff Agan, who works for a tire company, adding that he felt safe because "a lightning bolt don't usually hit the same place twice."

They were not aware authorities were still searching for suspects.

"That's concerning. Hopefully they can catch them," Agan said. His son, Kamden, looked serious, saying, "I'm a little bit scared." But they still plan to attend the game.

"Tragedy happens," Agan said. "Life moves on."

At the end of Wednesday's news conference, a reporter asked Landry what gave him confidence the Sugar Bowl will be safe to attend. Landry again said "I'm going to be there!" while stepping back from the lectern. The reporter pushed further, asking what security improvements would be made ahead of the game. Landry didn't answer, his back to the room then. Another reporter shouted, "You're a bodyguard for 70,000 people?" Landry didn't address that, either.

The other CFP games scheduled for Wednesday in Atlanta and Pasadena, California, were played as scheduled. After the Sugar Bowl, New Orleans is set to host the Super Bowl in February.

"Rest assured, the decision to postpone the game was not done lightly," Rep. Troy A. Carter (D-Louisiana) said during Wednesday's news conference. "It was done with one single thing in mind: public safety. Making sure that the citizens and visitors of this great city, not only for this event but for every event you come to in Louisiana, that you will be safe."

Leonie Treadwell traveled to New Orleans for the first time this week from Melbourne, Australia, to see her son play for Notre Dame in the Sugar Bowl.

She was out on Bourbon Street late Tuesday night but left just before midnight to watch fireworks over the Mississippi, then returned to her hotel just outside the French Quarter.

"I heard ruckus, the sirens. I just thought it was what happens in the U.S. on New Year's," she said as she stood on Canal Street Wednesday evening.

She awoke to texts from her son, who had gone to bed early but knew she had been out on Bourbon Street and was worried. Treadwell planned to stay for the game, but she teared up as she described how the experience had been "traumatizing."

"I think I'm in shock," she said. "I can't help thinking of all those poor people because I was just with them having a good time. It's horrible that there is this evil, to do that."

She returned to the scene to run some errands, trying to forget what had happened but also reassured by the crowds. "It's actually nice to see people out," she said.

She left Canal Street to visit her son before turning in until the next day's game.

Flowers tries to contend as it continues to rebuild

With a young roster, girls' basketball squad stumbles against Maret

BY MATT COHEN

Three frustrating quarters were over, and C.H. Flowers girls' basketball coach Rod Hairston stayed seated, head buried in his hands. The Jaguars were down by 11. They had struggled mightily to rebound, failing to outmuscle Maret. Even after a fourth-quarter comeback cut their deficit to two, the No. 14 Jaguars lost, 69-59, in the Christy Winters Scott Classic on Tuesday in Springfield.

Hairston could only do so much from the sideline. His tan sports coat had long been tossed off. When he got up at the end of the fourth quarter, shook hands with Maret players and walked his team onto an adjacent volleyball court to debrief, the coach asked his players how much they wanted to win.

Yes, the team was missing two starters and there had been a virus going around, hampering the group's availability and endurance.

But that didn't stop Hairston from being frustrated.

For as much as he has won in recent years, the coach still feels as though he's rebuilding after the coronavirus pandemic. Hairston believes his team is younger and more inexperienced than it ever should have been. As the leader of the Prince George's County Girls Basketball Coaches Association, he also knows there are plenty of coaches facing the same dilemma.

"A lot of it is the inexperience or the lack of having opportunity to play meaningful games," Hairston said. "[Covid] took away two years, really, in my opinion. ... A lot of these kids are two years behind in experience — especially being a public school playing with what walks through the door."

The pandemic hit Flowers at an inconvenient time in its roster cycle.

Flowers won the Maryland Class 4A championship in the 2018-19 season and advanced to the state semifinals with just one loss before the 2019-20 campaign was abruptly halted.

The 2019-20 team had 11 seniors and juniors — juniors who never got a senior season. Five freshmen played varsity minutes that year. They were juniors by the time basketball returned and seniors in the 2022-23 season, the first normal schedule following the pandemic.

Hairston said what made rebuilding hard was a lack of interest in the sport combined with a loss of valuable developmental time for young players. Many of the best players in Prince George's County left for private schools, looking to jump back into regular schedules faster. That kind of change takes years to recover from, the coach said.

The Jaguars (5-2) are young this year, but they are coming off a second straight 20-win season and a second Class 4A semifinal appearance in the past three years. Three players on last year's team received at least an All-Met honorable mention, and all are back this winter. This group has four seniors and 12 freshmen or sophomores.

Flowers is rebuilding by Hairston's definition, but the Jaguars still hope to contend.

"I think they've been doing well having to come in and play a big role as an underclassman," said senior guard Kyla Graham, who missed Tuesday's game with a concussion. "And I feel like it's really going to help them grow so that when they're upperclassmen, they can just help the new wave come in."

Graham, junior Alana Joy and sophomore Ava Redmond will continue to lead the way for Flowers. Joy (24) and Redmond (20) combined for 44 of Flowers's 59 points against Maret.

"We're chipping away at it," Hairston said. "The pandemic put us down, but we're trying to come back."

Wood, Crews understand high stakes for this year

NATIONALS FROM **D1**

RAFAEL SUANES/USA TODAY SPORTS

Outfielders James Wood, left, and Dylan Crews made their MLB debuts in the summer of 2024. "We have an opportunity to grow together" with the Nationals, Wood said.

pick of the 2023 draft, was called up in late August. In Crews, Gallo said, he saw someone who could be "a great face of this team for a long time."

"They're special guys. They're special players. ... Not just talented, but guys who mean well and are good teammates as well," Gallo said. "That's what you want as the future of your team."

The highly anticipated arrivals of Crews and Wood were significant moments for a team and a fan base that have endured five straight losing seasons. Crews and Wood, both just 22, became overnight sensations for Washington, a young, rebuilding club. In February, the pair will enter spring training shouldering the expectations of the franchise — and all the pressure that comes with that.

'He focuses on the game'

That pressure, those expectations? Ryan Zimmerman can understand that. Well, sort of.

Zimmerman — who retired in 2022 after a 16-season career spent entirely with Washington — became the first draft selection in Nationals history in the summer of 2005 and reached the majors by that September. He debuted before social media and prospect videos were easily accessible. Now, that accessibility creates expectations that high-profile prospects are often expected to quickly meet.

"A lot of these guys have been superstars since they were in high school," Zimmerman said. "I think it kind of helps them that they've been dealing with it for so long. But I think it's sort of unfair for a lot of these kids to have to deal with it as soon as they get here."

Wood doesn't remember the first time he was recognized in public, but he knows it wasn't too long after he was traded by the San Diego Padres. Wood is a local kid from Olney and is hard to miss because of his stature. He's also self-aware: "I kind of stand out a little bit," he said before laughing.

"At first, I was like, 'It's weird,'" Wood said. "It was a weird feeling at first. But I'm a little bit more used to it. It's still a little bit weird to me."

The day Wood debuted, he planned to walk from his hotel to Nationals Park. But his parents and sisters advised against it, cautioning someone might spot the newest National. It was an apparent disconnect for a potential superstar who perhaps hadn't fully embraced the magnitude of what his future could hold.

Teammates last season took note of Wood's even-keeled demeanor. He didn't say much at first, but he eventually warmed up to Washington's clubhouse. Center fielder Jacob Young got to know Wood in the batting cages, where he spent most of his time. Young, a seventh-round draft pick in 2021, wasn't just impressed by Wood's talent.

"A lot of times, if those guys don't have the best attitude toward their work or anything like that, it can hurt the guys below them because they'll look up, like, 'I don't need to work,'" Young said. "He's not like that at all. He's putting his head down. He focuses on the game, doesn't focus on all the outside noise. It kind of just shows everyone else, 'If he can do this with all the outside noise he has, we can do it, too.'"

'One of the guys'

Before the first game of Washington's final homestand, rain disrupted batting practice and fans who bought passes for the field were reduced to watching Kansas City Royals pitchers throw in left field. Suddenly, though, there was a mad dash toward Washington's dugout.

Crews stood there, ready to sign autographs. That scene — fans swarming to the young outfielder — had become more common as the season progressed.

"I've kind of been dealing with it my whole career, just as far as the spotlight or eyes on you," Crews said. "It's just something that I've had to get used to. Make it my new norm. ... I wanted to be, you know, the [Alex] Bregman or the Odell Beckham or the Shaq of LSU. So going there, playing in front of [10,000] to 15,000 people every day, really helped moving into pro ball."

When Crews joined Class AAA Rochester, the media presence around the team shifted. Catcher Drew Millas called it "out of control" and said the fan excitement was higher than at any other time during his career. But the Nationals wanted to see how Crews handled all the hype.

"He was just another one of the guys," Millas said. "He's a great example for other guys that are watching. I couldn't say enough good things about him, his work ethic and attitude."

Crews helped LSU to the College World Series title in 2023 as a vocal leader. With the Nationals, though, he spent the second half of the season trying to figure out his role as a rookie in a young clubhouse.

"He even says: 'I'm going to be better. I know I'm going to be better,'" Manager Dave Martinez said. "I said, 'Oh, I know you're going to be better,' But to hear him say that is a testament of who he wants to be."

Knowing 'what's at stake'

Crews and Wood find themselves in an unusual position on a rebuilding team. When Harper debuted, Washington's lineup featured Ian Desmond, Adam LaRoche and Jayson Werth. Juan Soto was first part of a Washington team that had Harper, Turner and Anthony Rendon. But this new class of Nationals isn't surrounded by other stars.

Crews was strong in the field and on the bases but hit .218 with a .641 OPS and struggled to hit breaking balls and off-speed pitches. Wood has performed much better at the plate, but he wasn't as consistent as he would have liked. He posted minus-6 outs above average in left field, a position he's playing every day for the first time in his pro career.

"We have an opportunity to grow together," Wood said, "and hopefully playing for this franchise for the time being and for the foreseeable future."

"We know what's at stake here on this team," Crews said. "So we're just trying to push each other to the most and get things right in the future for us."

SCOREBOARD

PRO BASKETBALL

NBA

EASTERN CONFERENCE

ATLANTIC	W	L	Pct	GB
Boston	24	9	.727	—
New York	24	10	.706	½
x-Philadelphia	13	17	.433	9½
Brooklyn	12	21	.364	12
Toronto	8	26	.235	16½

SOUTHEAST	W	L	Pct	GB
Orlando	20	15	.571	—
Miami	17	14	.548	1
x-Atlanta	18	15	.545	1
Charlotte	7	25	.219	11½
Washington	6	25	.194	12

CENTRAL	W	L	Pct	GB
Cleveland	29	4	.879	—
Milwaukee	17	14	.548	11
Indiana	16	18	.471	13½
Detroit	15	18	.455	14
Chicago	15	19	.441	14½

WESTERN CONFERENCE

SOUTHWEST	W	L	Pct	GB
Memphis	23	11	.676	—
Houston	22	11	.667	½
Dallas	20	14	.588	3
San Antonio	17	16	.515	5½
New Orleans	5	29	.147	18

NORTHWEST	W	L	Pct	GB
Oklahoma City	27	5	.844	—
x-Denver	18	13	.581	8½
Minnesota	17	15	.531	10
Portland	11	21	.344	16
Utah	7	25	.219	20

PACIFIC	W	L	Pct	GB
L.A. Clippers	19	14	.576	—
L.A. Lakers	18	14	.563	½
Golden State	16	16	.500	2½
Phoenix	15	17	.469	3½
x-Sacramento	14	19	.424	5

x-Late game

TUESDAY'S RESULTS
at Boston 125, Toronto 71
Milwaukee 120, at Indiana 112
at San Antonio 122, L.A. Clippers 86
at Oklahoma City 113, Minnesota 105
Cleveland 122, at L.A. Lakers 110
Memphis 117, at Phoenix 112

WEDNESDAY'S RESULTS
at Washington 125, Chicago 107
at Detroit 105, Orlando 96
at New York 119, Utah 103
at Toronto 130, Brooklyn 113
at Miami 119, New Orleans 108
at Houston 110, Dallas 99
Atlanta at Denver, late
Philadelphia at Sacramento, late

THURSDAY'S GAMES
Boston at Minnesota, 7:30
Indiana at Miami, 7:30
Brooklyn at Milwaukee, 8
L.A. Clippers at Oklahoma City, 8
Philadelphia at Golden State, 10
Portland at L.A. Lakers, 10:30

FRIDAY'S GAMES
Washington at New Orleans, 8
Charlotte at Detroit, 7
Orlando at Toronto, 7:30
Boston at Houston, 8
New York at Oklahoma City, 8
Cleveland at Dallas, 8:30
San Antonio at Denver, 9
Memphis at Sacramento, 10
Atlanta at L.A. Lakers, 10:30

SATURDAY'S GAMES
Philadelphia at Brooklyn, 6
Minnesota at Detroit, 7
Phoenix at Indiana, 7
Denver at San Antonio, 8
New York at Chicago, 8
Portland at Milwaukee, 8
Utah at Miami, 8
Memphis at Golden State, 8:30
Atlanta at L.A. Clippers, 10:30

SUNDAY'S GAMES
New Orleans at Washington, 6
Boston at Oklahoma City, 3:30
Charlotte at Cleveland, 6
Utah at Orlando, 6:30
L.A. Lakers at Houston, 7
Sacramento at Golden State, 8:30

Wizards 125, Bulls 107

Chicago	25	26	29	27	— 107
Washington	27	28	36	34	— 125

CHICAGO	MIN	FG	FT	O-T	A	PF	PTS
LaVine	31:13	12-20	5-7	0-1	3	2	32
Williams	22:43	3-6	0-0	0-3	3	0	7
Vucevic	31:49	5-17	0-0	2-13	6	2	12
Giddey	26:16	3-8	0-0	3-7	2	1	6
White	31:00	5-11	5-5	0-2	6	3	17
Ball	22:28	2-7	0-0	1-8	4	1	5
Terry	18:32	2-3	1-2	0-1	3	1	6
Horton-Tucker	15:55	3-5	0-0	1-3	0	1	7
Buzelis	14:12	2-5	0-0	1-4	0	0	5
Smith	13:42	1-6	0-0	0-2	0	2	3
Phillips	7:49	2-3	0-0	0-0	0	0	4
Carter	4:21	1-1	0-0	0-0	1	0	3
TOTALS	240	41-92	11-14	8-44	28	13	107

Percentages: FG .446, FT .786. **3-Point Goals:** 14-47, .298 (LaVine 3-8, White 2-6, Vucevic 2-9, Carter 1-1, Horton-Tucker 1-2, Terry 1-2, Buzelis 1-3, Smith 1-4, Williams 1-4, Ball 1-6, Giddey 0-1, Phillips 0-1). **Team Rebounds:** 6. **Team Turnovers:** None. **Blocked Shots:** 6 (Ball, Buzelis, Giddey, Horton-Tucker, LaVine, Smith). **Turnovers:** 20 (Giddey 5, White 4, LaVine 3, Terry 2, Williams 2, Ball, Buzelis, Smith, Vucevic). **Steals:** 11 (Ball 3, LaVine 2, Buzelis, Giddey, Smith, Terry, White, Williams). **Technical Fouls:** Williams, 00:29 second.

WASHINGTON	MIN	FG	FT	O-T	A	PF	PTS
Champagnie	20:46	6-8	1-1	0-2	1	2	15
Coulibaly	8:34	0-1	0-0	1-1	2	0	0
Sarr	24:46	5-11	0-1	1-10	5	1	11
Carrington	30:31	4-5	0-0	0-4	6	1	11
Poole	27:36	10-21	4-4	1-3	2	2	30
Kispert	29:11	5-12	0-0	1-2	2	0	13
Brogdon	27:48	5-12	2-2	1-4	6	1	12
Kuzma	22:10	2-3	1-1	0-5	5	2	5
Valanciunas	21:32	6-12	2-3	2-6	6	2	14
George	20:25	4-10	0-0	0-4	0	1	9
Butler	1:40	0-0	0-0	0-0	1	0	0
Davis	1:40	0-1	0-0	0-0	0	0	0
Gill	1:40	1-2	0-0	0-0	0	0	3
Vukcevic	1:40	1-1	0-0	1-1	0	1	2
TOTALS	240	49-99	10-12	8-42	36	13	125

Percentages: FG .495, FT .833. **3-Point Goals:** 17-36, .472 (Poole 6-13, Carrington 3-3, Kispert 3-6, Champagnie 2-3, Gill 1-1, Sarr 1-2, George 1-6, Brogdon 0-1, Davis 0-1). **Team Rebounds:** 14. **Team Turnovers:** 2. **Blocked Shots:** 3 (Brogdon, Carrington, Kispert). **Turnovers:** 15 (Poole 5, Valanciunas 4, Sarr 2, Brogdon, Champagnie, Coulibaly, Kispert). **Steals:** 11 (Poole 3, Valanciunas 3, Carrington, Champagnie, Coulibaly, George, Kuzma). **Technical Fouls:** None.
A: 16,298 (20,356).

Pistons 105, Magic 96

ORLANDO	21	28	26	21	— 96
DETROIT	31	34	19	21	— 105

ORLANDO: Carter Jr. 7-15 1-2 15, da Silva 0-6 0-0 0, Bitadze 3-8 2-4 8, Caldwell-Pope 8-11 1-1 21, Suggs 9-21 3-4 24, Howard 3-4 3-4 9, Isaac 1-5 2-2 4, Anthony 3-12 2-3 8, G.Harris 2-5 0-0 4, Houstan 1-4 0-0 3, Joseph 0-1 0-0 0. **Totals** 37-92 14-20 96.

DETROIT: Hardaway Jr. 4-11 4-5 12, T.Harris 7-9 1-2 17, Duren 9-10 0-0 18, Cunningham 7-14 1-2 19, Ivey 8-11 1-2 22, Holland II 1-2 0-0 2, Stewart 2-5 2-2 7, Thompson 3-9 0-2 6, Beasley 0-7 2-2 2, Sasser 0-1 0-0 0. **Totals** 41-79 11-17 105.

Three-point Goals: Orlando 8-36 (Caldwell-Pope 4-6, Suggs 3-10, Houstan 1-4, Howard 0-1, Joseph 0-1, da Silva 0-1, G.Harris 0-2, Anthony 0-3, Carter Jr. 0-4, Isaac 0-4), Detroit 12-29 (Ivey 5-6, Cunningham 4-6, T.Harris 2-4, Stewart 1-2, Sasser 0-1, Thompson 0-2, Beasley 0-4, Hardaway Jr. 0-4). **Fouled Out:** None. **Rebounds:** Orlando 33 (Carter Jr. 8), Detroit 50 (Duren 11). **Assists:** Orlando 18 (Bitadze 6), Detroit 25 (Cunningham 9). **Total Fouls:** Orlando 21, Detroit 18. **A:** 19,399 (20,491)

TENNIS

WTA

AUCKLAND OPEN
At ASB Tennis Centre; in Auckland, New Zealand
Purse: $275,094
Surface: Hardcourt outdoor

SINGLES — ROUND OF 16
Bernarda Pera, United States, def. Rebecca Marino, Canada, 7-6 (7-2), 6-4; Naomi Osaka (7), Japan, def. Julia Grabher, Austria, 7-5, 6-3; Clara Tauson (5), Denmark, def. Sofia Kenin, United States, 4-6, 7-6 (9-7), 7-6 (7-3); Katie Volynets (8), United States, def. Ann Li, United States, 6-4, 6-3.

WOMEN'S DOUBLES — ROUND OF 16
Peangtarn Plipuech, Thailand, and Chia Yi Tsao, Taiwan, def. Kimberley Zimmermann, Belgium, and Quinn Gleason, United States, 6-3, 6-2; Tara Moore, Britain, and Rebecca Marino, Canada, def. Laura Pigossi, Brazil, and Julia Grabher, Austria, 6-3, 6-3.

DOUBLES — QUARTERFINALS
Xinyu Jiang, China, and Fang-Hsien Wu (2), Taiwan, def. Monique Barry and Jade Otway, New Zealand, 6-0, 6-3.

Knicks 119, Jazz 103

UTAH	25	21	33	24	— 103
NEW YORK	24	32	31	32	— 119

UTAH: Juzang 3-6 2-2 10, Markkanen 6-22 3-3 16, Kessler 3-5 0-0 6, George 6-13 0-0 15, Sexton 10-13 1-1 25, Sensabaugh 2-5 0-0 4, Mykhailiuk 0-6 0-0 0, Filipowski 1-5 0-0 2, Clarkson 8-19 6-9 25, Collier 0-2 0-0 0. **Totals** 39-96 12-15 103.

NEW YORK: Anunoby 10-16 1-3 22, Hart 6-12 2-3 15, Towns 10-20 8-9 31, Bridges 12-17 1-2 27, Payne 2-9 3-4 8, Achiuwa 5-8 1-2 12, Kolek 1-2 0-0 2, Shamet 1-1 0-0 2. **Totals** 47-85 16-23 119.

Three-point Goals: Utah 13-43 (Sexton 4-5, Clarkson 3-6, George 3-7, Juzang 2-4, Markkanen 1-10, Filipowski 0-1, Kessler 0-1, Collier 0-2, Sensabaugh 0-3, Mykhailiuk 0-4), New York 9-23 (Towns 3-6, Bridges 2-5, Achiuwa 1-1, Anunoby 1-3, Payne 1-3, Hart 1-4, Kolek 0-1). **Fouled Out:** None. **Rebounds:** Utah 45 (Markkanen 10), New York 47 (Towns 21). **Assists:** Utah 23 (George 6), New York 31 (Hart 12). **Total Fouls:** Utah 19, New York 16. **A:** 19,812 (19,812)

Raptors 130, Nets 113

BROOKLYN	33	31	27	22	— 113
TORONTO	26	39	29	36	— 130

BROOKLYN: C.Johnson 7-12 7-7 24, Clowney 2-5 0-0 5, Claxton 7-11 2-3 16, K.Johnson 6-18 2-2 17, Simmons 1-6 0-0 2, Lewis 1-1 0-0 3, Wilson 3-11 3-3 10, Sharpe 5-6 1-1 11, Beekman 0-0 1-2 1, Russell 9-13 2-2 22, T.Martin 1-4 0-0 2. **Totals** 42-87 18-20 113.

TORONTO: Agbaji 5-8 2-2 14, Barnes 14-18 2-2 33, Poeltl 6-10 0-0 12, Dick 9-17 0-0 22, Quickley 7-16 4-4 21, Battle 0-0 0-0 0, Boucher 1-2 0-0 3, Chomche 0-0 0-0 0, Mogbo 0-0 0-0 0, Olynyk 3-3 0-0 7, Mitchell 0-1 0-0 0, Shead 3-7 1-3 7, Walter 4-6 1-2 11. **Totals** 52-88 10-13 130.

Three-point Goals: Brooklyn 11-37 (C.Johnson 3-5, K.Johnson 3-12, Russell 2-6, Lewis 1-1, Clowney 1-4, Wilson 1-5, Claxton 0-1, Sharpe 0-1, T.Martin 0-2), Toronto 16-32 (Dick 4-8, Barnes 3-4, Quickley 3-7, Agbaji 2-2, Walter 2-4, Olynyk 1-1, Boucher 1-2, Mitchell 0-1, Shead 0-3). **Fouled Out:** None. **Rebounds:** Brooklyn 32 (Claxton 10), Toronto 39 (Barnes 13). **Assists:** Brooklyn 28 (Russell 8), Toronto 36 (Quickley 15). **Total Fouls:** Brooklyn 17, Toronto 20. **A:** 19,104 (19,800)

Heat 119, Pelicans 108

NEW ORLEANS	24	27	25	32	— 108
MIAMI	36	20	34	29	— 119

NEW ORLEANS: Jones 3-5 2-2 8, Murphy III 11-24 7-7 34, Missi 3-3 1-2 7, McCollum 9-16 3-5 22, Murray 5-13 2-2 12, Theis 0-1 0-0 0, Green 1-2 0-0 3, Boston 5-7 4-4 14, Hawkins 3-9 0-0 8. **Totals** 40-80 19-22 108.

MIAMI: Butler 3-5 2-2 9, Highsmith 1-6 0-0 2, Adebayo 9-14 5-5 23, Herro 11-22 5-5 32, Robinson 7-13 0-0 17, Jovic 3-6 0-0 8, Jaquez Jr. 5-9 1-4 12, Ware 4-4 1-2 10, Burks 1-4 3-3 6. **Totals** 44-83 17-21 119.

Three-point Goals: New Orleans 9-34 (Murphy III 5-15, Hawkins 2-5, Green 1-1, McCollum 1-5, Boston 0-1, Jones 0-1, Theis 0-1, Murray 0-5), Miami 14-34 (Herro 5-12, Robinson 3-7, Jovic 2-4, Jaquez Jr. 1-1, Ware 1-1, Burks 1-2, Butler 1-2, Adebayo 0-2, Highsmith 0-3). **Fouled Out:** None. **Rebounds:** New Orleans 31 (Boston, Hawkins, Jones, McCollum, Missi, Murphy III 4), Miami 38 (Adebayo 9). **Assists:** New Orleans 25 (Murray 7), Miami 34 (Adebayo 10). **Total Fouls:** New Orleans 15, Miami 16. **A:** 20,013 (19,600)

Rockets 112, Mavericks 99

DALLAS	30	22	23	24	— 99
HOUSTON	24	37	28	21	— 112

DALLAS: K.Thompson 6-11 0-0 16, Washington 3-8 0-0 6, Lively II 4-5 0-0 8, Dinwiddie 3-7 0-2 8, Irving 7-13 2-3 16, Prosper 3-3 0-0 6, Gafford 2-4 0-0 4, Kleber 2-4 0-0 5, Powell 0-0 2-2 2, B.Williams 0-0 0-0 0, Gortman 0-1 0-0 0, Grimes 6-13 3-4 17, Hardy 4-6 1-5 11. **Totals** 40-75 8-16 99.

HOUSTON: Brooks 6-15 4-4 19, Smith Jr. 6-9 1-2 14, Sengun 9-16 5-8 23, Ja.Green 9-21 4-5 22, VanVleet 1-8 3-3 5, Tate 1-5 0-0 3, Whitmore 7-9 1-1 18, Adams 2-3 0-0 4, Holiday 2-4 0-0 4. **Totals** 43-90 18-23 112.

Three-point Goals: Dallas 11-28 (K.Thompson 4-8, Hardy 2-3, Dinwiddie 2-4, Grimes 2-7, Kleber 1-2, Gortman 0-1, Washington 0-1, Irving 0-2), Houston 8-25 (Whitmore 3-4, Brooks 3-8, Tate 1-1, Smith Jr. 1-2, Sengun 0-1, Holiday 0-2, Ja.Green 0-3, VanVleet 0-4). **Fouled Out:** None. **Rebounds:** Dallas 38 (Irving 7), Houston 35 (Brooks, Sengun 6). **Assists:** Dallas 19 (Lively II 6), Houston 17 (VanVleet 7). **Total Fouls:** Dallas 20, Houston 18. **A:** 18,055 (18,500)

PRO FOOTBALL

NFL

NFC

EAST	W	L	T	PCT.	PF	PA
z-Philadelphia	13	3	0	.813	443	290
Washington	11	5	0	.688	462	372
Dallas	7	9	0	.438	331	445
N.Y. Giants	3	13	0	.188	260	395

SOUTH	W	L	T	PCT.	PF	PA
Tampa Bay	9	7	0	.563	475	366
Atlanta	8	8	0	.500	351	379
New Orleans	5	11	0	.313	319	371
Carolina	4	12	0	.250	297	496

NORTH	W	L	T	PCT.	PF	PA
y-Detroit	14	2	0	.875	533	333
y-Minnesota	14	2	0	.875	423	301
y-Green Bay	11	5	0	.688	438	314
Chicago	4	12	0	.250	286	348

WEST	W	L	T	PCT.	PF	PA
z-L.A. Rams	10	6	0	.625	342	356
Seattle	9	7	0	.563	345	343
Arizona	7	9	0	.438	353	355
San Francisco	6	10	0	.375	365	389

AFC

EAST	W	L	T	PCT.	PF	PA
z-Buffalo	13	3	0	.813	509	345
Miami	8	8	0	.500	325	332
N.Y. Jets	4	12	0	.250	306	384
New England	3	13	0	.188	266	401

SOUTH	W	L	T	PCT.	PF	PA
z-Houston	9	7	0	.563	349	358
Indianapolis	7	9	0	.438	351	404
Jacksonville	4	12	0	.250	297	409
Tennessee	3	13	0	.188	297	437

NORTH	W	L	T	PCT.	PF	PA
y-Baltimore	11	5	0	.688	483	351
y-Pittsburgh	10	6	0	.625	363	328
Cincinnati	8	8	0	.500	453	417
Cleveland	3	13	0	.188	248	400

WEST	W	L	T	PCT.	PF	PA
az- Kansas City	15	1	0	.938	385	288
y-L.A. Chargers	10	6	0	.625	368	281
Denver	9	7	0	.563	387	311
Las Vegas	4	12	0	.250	289	400

y-clinched playoff spot; z-clinched division; a-clinched home-field advantage

WEEK 18
SATURDAY'S GAMES
Cleveland at Baltimore (-17½), 4:30
Cincinnati (-1½) at Pittsburgh, 8

SUNDAY'S GAMES
Washington (-4½) at Dallas, 1
Buffalo (-2½) at New England, 1
Carolina at Atlanta (-7½), 1
Chicago at Green Bay (-10½), 1
Houston (-1½) at Tennessee, 1
Jacksonville at Indianapolis (-4½), 1
N.Y. Giants at Philadelphia (-2½), 1
New Orleans at Tampa Bay (-13½), 1
Kansas City at Denver (-10½), 4:25
L.A. Chargers (-4½) at Las Vegas, 4:25
Miami (-1½) at N.Y. Jets, 4:25
San Francisco at Arizona (-4½), 4:25
Seattle (-6½) at L.A. Rams, 4:25
Minnesota at Detroit (-2½), 8:20

NFC LEADERS
Through Monday.

PASSING

	YDS	TD	INT	RATE
Goff, Det	4398	36	10	113.6
Mayfield, TB	4279	39	15	107.6
Darnold, Min	4153	35	12	106.4
Hurts, Phi	2903	18	5	103.7
Daniels, Was	3530	25	9	101.2

RECEIVING

	REC	YDS	TD
Jefferson, Min	100	1479	10
Lamb, Dal	101	1194	6
St. Brown, Det	109	1186	12
Nabers, NYG	104	1140	6

AFC LEADERS
Through Monday.

PASSING

	YDS	TD	INT	RATE
Jackson, Bal	3955	39	4	121.6
Burrow, Cin	4641	42	8	109.8
Allen, Buf	3731	28	6	101.4
Tagovailoa, Mia	2867	19	7	101.4
Herbert, LAC	3524	21	3	99.9

RECEIVING

	REC	YDS	TD
Chase, Cin	117	1612	16
B.Thomas, Jac	80	1179	10
Jeudy, Cle	84	1166	4
Bowers, Las	108	1144	4

HOCKEY

NHL

ATLANTIC	GP	W	L	OT	Pts	GF	GA
Toronto	38	23	13	2	48	118	106
Florida	38	23	13	2	48	131	119
Boston	39	20	15	4	44	102	118
Tampa Bay	34	20	12	2	42	134	97
Ottawa	36	19	15	2	40	110	103
Montreal	37	17	17	3	37	113	127
Detroit	37	15	18	4	34	98	120
Buffalo	38	14	20	4	32	116	128

METROPOLITAN	GP	W	L	OT	Pts	GF	GA
Washington	37	25	10	2	52	135	96
New Jersey	41	24	14	3	51	132	104
Carolina	37	22	13	2	46	128	106
Pittsburgh	39	17	17	5	39	120	145
Columbus	38	16	16	6	38	127	136
Philadelphia	38	17	17	4	38	119	136
N.Y. Islanders	38	14	17	7	35	102	122
N.Y. Rangers	36	16	19	1	33	101	113

CENTRAL	GP	W	L	OT	Pts	GF	GA
Winnipeg	39	27	11	1	55	142	96
Minnesota	38	23	11	4	50	113	104
Colorado	38	23	15	0	46	130	123
Dallas	36	22	13	1	45	116	91
St. Louis	39	18	17	4	40	106	117
Utah	37	16	15	6	38	106	112
Nashville	38	11	20	7	29	91	122
Chicago	38	12	24	2	26	96	129

PACIFIC	GP	W	L	OT	Pts	GF	GA
Vegas	37	25	9	3	53	131	102
Los Angeles	37	22	10	5	49	116	95
Edmonton	37	22	12	3	47	121	105
Calgary	37	18	12	7	43	101	111
Vancouver	36	17	11	8	42	112	115
Seattle	38	17	19	2	36	111	119
Anaheim	36	15	17	4	34	91	111
San Jose	40	11	23	6	28	105	146

TUESDAY'S RESULTS
at Washington 3, Boston 1
at Toronto 3, N.Y. Islanders 1
Montreal 3, at Vegas 2
St. Louis 6, Chicago 2
at Colorado 5, Winnipeg 2
at Dallas 4, Buffalo 2
at Detroit 4, Pittsburgh 2
Philadelphia 4, at San Jose 0
at Anaheim 3, New Jersey 2
at Minnesota 5, Nashville 3
at Columbus 4, Carolina 3 (SO)
at Edmonton 4, Utah 1
at Calgary 3, Vancouver 1

WEDNESDAY'S RESULT
New Jersey 3, at Los Angeles 0

THURSDAY'S GAMES
Minnesota at Washington, 7
Boston at N.Y. Rangers, 7
Carolina at Florida, 7
Detroit at Columbus, 7
Toronto at N.Y. Islanders, 7:30
Anaheim at Winnipeg, 8
Ottawa at Dallas, 8
Buffalo at Colorado, 9
Utah at Calgary, 9
Philadelphia at Vegas, 10
Vancouver at Seattle, 10
Tampa Bay at San Jose, 10:30

FRIDAY'S GAMES
Pittsburgh at Florida, 7
Montreal at Chicago, 8
Ottawa at St. Louis, 8
Anaheim at Edmonton, 9
Nashville at Vancouver, 10

SATURDAY'S GAMES
N.Y. Rangers at Washington, 12
Detroit at Winnipeg, 3
New Jersey at San Jose, 4
Boston at Toronto, 7
Minnesota at Carolina, 7
Montreal at Colorado, 7
St. Louis at Columbus, 7
Utah at Dallas, 8
Tampa Bay at Los Angeles, 9
Buffalo at Vegas, 10
Edmonton at Seattle, 10
Nashville at Calgary, 10

CAPITALS' NEXT THREE

vs. Minnesota Wild
Thursday 7 Monumental

vs. New York Rangers
Saturday Noon ABC

at Buffalo Sabres
Monday 7 Monumental

Radio: WJFK (106.7 FM), WFED (1500 AM)

Kings 3, Devils 0

NEW JERSEY	0	0	0	— 0
LOS ANGELES	0	1	2	— 3

SECOND PERIOD
Scoring: 1, Los Angeles, Lee 1 (Moverare, Spence), 6:23.

THIRD PERIOD
Scoring: 2, Los Angeles, Byfield 9 (Anderson, Danault), 11:01. 3, Los Angeles, Kempe 18 (Anderson, Foegele), 15:35 (en).

SHOTS ON GOAL

NEW JERSEY	14	6	13	— 33
LOS ANGELES	8	4	12	— 24

Power-play opportunities: New Jersey 0 of 6; Los Angeles 0 of 3. **Goalies:** New Jersey, Allen 5-7-1 (23 shots-21 saves). Los Angeles, Kuemper 10-2-5 (33-33). **A:** 18,145 (18,230). **T:** 2:29.

Ducks 3, Devils 2

Late Tuesday

NEW JERSEY	0	0	2	— 2
ANAHEIM	1	0	2	— 3

FIRST PERIOD
Scoring: 1, Anaheim, Terry 11 (Vatrano, Strome), 10:05.

THIRD PERIOD
Scoring: 2, Anaheim, Fabbri 6 (Dumoulin, Gauthier), 3:57. 3, New Jersey, Siegenthaler 2, 5:31. 4, New Jersey, Meier 14 (Hamilton, Noesen), 13:20. 5, Anaheim, Strome 7 (Vatrano, LaCombe), 16:36.

SHOTS ON GOAL

NEW JERSEY	15	6	13	— 34
ANAHEIM	5	11	10	— 26

Power-play opportunities: New Jersey 0 of 2; Anaheim 0 of 3. **Goalies:** New Jersey, Markstrom 19-7-2 (26 shots-23 saves). Anaheim, Dostal 10-10-3 (34-32). **A:** 17,174 (17,174). **T:** 2:36.

Wild 5, Predators 3

Late Tuesday

NASHVILLE	2	1	0	— 3
MINNESOTA	1	3	1	— 5

FIRST PERIOD
Scoring: 1, Minnesota, Rossi 13 (Brodin, Zuccarello), 7:54. 2, Nashville, Sissons 3 (Skjei, Blankenburg), 11:00. 3, Nashville, Marchessault 14 (Stamkos), 15:14.

SECOND PERIOD
Scoring: 4, Minnesota, Zuccarello 8 (Gustavsson, Eriksson Ek), 6:19 (pp). 5, Minnesota, Brodin 4 (Rossi, Foligno), 8:57. 6, Nashville, O'Reilly 9 (Skjei, Nyquist), 12:01. 7, Minnesota, Chisholm 2 (Hartman, Johansson), 17:08 (pp).

THIRD PERIOD
Scoring: 8, Minnesota, Rossi 14 (Eriksson Ek, Faber), 7:07 (pp).

SHOTS ON GOAL

NASHVILLE	15	12	19	— 46
MINNESOTA	16	16	6	— 38

Power-play opportunities: Nashville 0 of 1; Minnesota 3 of 6. **Goalies:** Nashville, Annunen 8-6-0 (38 shots-33 saves). Minnesota, Gustavsson 17-6-3 (46-43). **A:** 19,145 (18,064). **T:** 2:38.

Flames 3, Canucks 1

Late Tuesday

VANCOUVER	0	0	1	— 1
CALGARY	1	0	2	— 3

FIRST PERIOD
Scoring: 1, Calgary, Zary 9 (Sharangovich, Pelletier), 14:31.

THIRD PERIOD
Scoring: 2, Vancouver, Boeser 14 (Miller, Brannstrom), 6:15 (pp). 3, Calgary, Kadri 14 (Pospisil, Huberdeau), 9:18. 4, Calgary, Huberdeau 16, 18:58 (en).

SHOTS ON GOAL

VANCOUVER	11	8	5	— 24
CALGARY	12	6	11	— 29

Power-play opportunities: Vancouver 1 of 2; Calgary 0 of 2. **Goalies:** Vancouver, Lankinen 14-6-4 (28 shots-26 saves). Calgary, Wolf 12-5-2 (24-23). **A:** 19,289 (19,289). **T:** 2:38.

COLLEGE FOOTBALL

Bowl schedule

THURSDAY'S RESULTS
GAMEABOVE SPORTS BOWL — IN DETROIT
Toledo 48, Pittsburgh 46 (6OT)
RATE BOWL — IN PHOENIX
Kansas State 44, Rutgers 41
68 VENTURES BOWL — IN MOBILE, ALA.
Arkansas State 38, Bowling Green 31

FRIDAY'S RESULTS
ARMED FORCES BOWL — IN FORT WORTH
Navy 21, Oklahoma 20
BIRMINGHAM BOWL — IN BIRMINGHAM, ALA.
Vanderbilt 35, Georgia Tech 27
LIBERTY BOWL — IN MEMPHIS
Arkansas 39, Texas Tech 26
HOLIDAY BOWL — IN SAN DIEGO
Syracuse 52, Washington State 35
LAS VEGAS BOWL — IN PARADISE, NEV.
Southern California 35, Texas A&M 31

SATURDAY'S RESULTS
FENWAY BOWL — IN BOSTON
Connecticut 27, North Carolina 14
PINSTRIPE BOWL — IN NEW YORK
Nebraska 20, Boston College 15
NEW MEXICO BOWL — IN ALBUQUERQUE
TCU 34, Louisiana Lafayette 3
POP-TARTS BOWL — IN ORLANDO
Iowa State 42, Miami 41
ARIZONA BOWL — IN TUCSON
Miami (Ohio) 43, Colorado State 17
MILITARY BOWL — IN ANNAPOLIS
East Carolina 26, North Carolina State 21
ALAMO BOWL — IN SAN ANTONIO
Brigham Young 36, Colorado 14
INDEPENDENCE BOWL — IN SHREVEPORT, LA.
Army 27, Louisiana Tech 6

MONDAY'S RESULT
MUSIC CITY BOWL — IN NASHVILLE
Missouri 27, Iowa 24

TUESDAY'S RESULTS
RELIAQUEST BOWL — IN TAMPA
Michigan 19, Alabama 13
SUN BOWL — IN EL PASO
Louisville 35, Washington 34
CITRUS BOWL — IN ORLANDO
Illinois 21, South Carolina 17
TEXAS BOWL — IN HOUSTON
LSU 44, Baylor 31
COLLEGE FOOTBALL PLAYOFF — QUARTERFINAL
FIESTA BOWL — IN GLENDALE, ARIZ.
Penn State 31, Boise State 14

WEDNESDAY'S RESULTS
COLLEGE FOOTBALL PLAYOFF — QUARTERFINAL
PEACH BOWL — IN ATLANTA
Texas 39, Arizona State 31 (2OT)
ROSE BOWL — IN PASADENA, CALIF.
Ohio State 41, Oregon 21

THURSDAY'S GAME
COLLEGE FOOTBALL PLAYOFF — QUARTERFINAL
SUGAR BOWL — IN NEW ORLEANS
Georgia vs. Notre Dame, 4
GATOR BOWL — IN JACKSONVILLE, FLA.
Duke vs. Mississippi, 7:30

FRIDAY'S GAMES
FIRST RESPONDER BOWL — IN UNIVERSITY PARK, TEXAS
North Texas vs. Texas State, 4
MAYO BOWL — IN CHARLOTTE
Minnesota vs. Virginia Tech, 7:30

SATURDAY'S GAME
BAHAMAS BOWL — IN NASSAU
Buffalo vs. Liberty, 11 a.m.

THURSDAY JAN. 9
COLLEGE FOOTBALL PLAYOFF — SEMIFINALS
ORANGE BOWL — IN MIAMI
Penn State vs. TBD, 7:30

FRIDAY, JAN. 9
COLLEGE FOOTBALL PLAYOFF — SEMIFINALS
COTTON BOWL — IN ARLINGTON, TEXAS
Texas vs. Ohio State, 7:30

MONDAY, JAN. 20
COLLEGE FOOTBALL PLAYOFF — FINAL IN ATLANTA
Teams TBD, 7:30

No. 8 Ohio State 41, No. 1 Oregon 21

OHIO STATE	14	20	7	0	— 41
OREGON	0	8	7	6	— 21

FIRST QUARTER
OSU: J.Smith 45 pass from Howard (Fielding kick), 14:00.
OSU: Egbuka 42 pass from Howard (Fielding kick), 7:31.

SECOND QUARTER
OSU: FG Fielding 46, 14:50.
OSU: J.Smith 43 pass from Howard (Fielding kick), 10:28.
OSU: Henderson 66 run (Fielding kick), 8:47.
OSU: FG Fielding 36, 2:59.
ORE: Holden 5 pass from Gabriel (Lowe pass from Gabriel), :00.

THIRD QUARTER
ORE: Whittington 2 run (Sappington kick), 8:55.
OSU: Henderson 8 run (Fielding kick), 2:19.

FOURTH QUARTER
ORE: Holden 27 pass from Gabriel (run failed), 10:00.

	Ohio State	Oregon
First Downs	20	15
Total Net Yards	500	276
Rushes-Yards	31-181	28--23
Passing	319	299
Punt Returns	0-0	0-0
Kickoff Returns	1-3	0-0
Interceptions Ret.	0-0	0-0
Comp-Att-Int	17-26-0	29-42-0
Sacked-Yards Lost	0-0	8-56
Punts	5-40.4	8-39.875
Fumbles-Lost	0-0	0-0
Penalties-Yards	2-14	3-13
Time Of Possession	29:02	30:58

PASSING
Ohio State: Howard 17-26-0-319. **Oregon:** Gabriel 29-41-0-299, D.Moore 0-1-0-0.

RUSHING
Ohio State: Henderson 8-94, Judkins 17-85, J.Smith 1-5, Howard 5-(minus 3). **Oregon:** J.James 7-14, Limar 2-4, Whittington 6-3, Te.Johnson 1-(minus 1), Gabriel 12-(minus 43).

RECEIVING
Ohio State: J.Smith 7-187, Egbuka 5-72, Henderson 3-20, G.Scott 1-30, Tate 1-10. **Oregon:** Holden 7-116, Whittington 6-30, Te.Ferguson 5-71, Te.Johnson 5-32, Lowe 2-27, J.James 2-7, Sadiq 1-10, Bryant 1-6.

No. 5 Texas 39, No. 4 Arizona State 31 (2OT)

TEXAS	14	3	0	7	7	8	—39
ARIZONA STATE	3	0	5	16	7	0	—31

FIRST QUARTER
ASU: FG Kieffer 39, 8:59.
TEX: D.Moore 23 pass from Ewers (Auburn kick), 8:14.
TEX: Bolden 75 punt return (Auburn kick), 7:08.

SECOND QUARTER
TEX: FG Auburn 22, 8:54.

THIRD QUARTER
ASU: safety, 7:38.
ASU: FG Kieffer 36, :41.

FOURTH QUARTER
TEX: Ewers 5 run (Auburn kick), 10:17.
ASU: McClain 42 pass from Skattebo (Guillory pass from Leavitt), 6:31.
ASU: Skattebo 2 run (Skattebo run), 5:00.

FIRST OVERTIME
ASU: Skattebo 3 run (Kieffer kick), :00.
TEX: Golden 28 pass from Ewers (Auburn kick), :00.

SECOND OVERTIME
TEX: Helm 25 pass from Ewers (Golden pass from Ewers), :00.

	Texas	Arizona State
First Downs	17	29
Total Net Yards	375	510
Rushes-Yards	30-53	49-214
Passing	322	296
Punt Returns	2-80	1-8
Kickoff Returns	3-29	1-17
Interceptions Ret.	1-0	1-0
Comp-Att-Int	20-30-1	26-48-1
Sacked-Yards Lost	3-15	3-9
Punts	3-48.667	3-40.0
Fumbles-Lost	1-0	0-0
Penalties-Yards	10-67	6-50
Time Of Possession	22:06	37:54

PASSING
Texas: Ewers 20-30-1-322. **Arizona State:** Leavitt 24-46-1-222, Skattebo 1-1-0-42, Floyd 1-1-0-32.

RUSHING
Texas: Wisner 18-45, Bolden 1-5, Blue 4-4, Ewers 6-1, (Team) 1-(minus 2). **Arizona State:** Skattebo 30-143, Leavitt 13-60, K.Brown 5-11, Stovall 1-0.

RECEIVING
Texas: Golden 7-149, Wisner 4-40, Helm 3-56, Wingo 2-33, D.Moore 2-25, Blue 1-11, Davis 1-8. **Arizona State:** Skattebo 8-99, Stovall 7-34, Guillory 3-19, Metayer 3-16, Omeire 2-40, McClain 1-42, Lono-Wong 1-32, K.Brown 1-14.

COLLEGE BASKETBALL

NCAA women

WEDNESDAY'S RESULTS
EAST
Buffalo 81, Central Michigan 55
Iowa 80, Penn State 68
Providence 59, St. John's 52 (OT)
Temple 63, East Carolina 58
West Virginia 80, Central Florida 58
SOUTH
Furman 107, Southern Wesleyan 51
Memphis 93, Wichita State 83
Rice 72, Tulane 64
South Florida 69, Charlotte 68 (OT)
MIDWEST
Akron 74, Ohio 61
Ball State 68, Miami (Ohio) 55
Cincinnati 72, BYU 63
Connecticut 77, Marquette 45
Creighton 68, Butler 64
Iowa State 78, Kansas 64
Kent State 81, Bowling Green 71
Michigan State 77, Purdue 59
Northern Illinois 59, Toledo 58
Western Michigan 65, Eastern Michigan 51
SOUTHWEST
Kansas State 74, Houston 55
North Texas 84, Tulsa 78
Oklahoma State 84, Baylor 61
TCU 63, Colorado 50
Texas San Antonio 67, Alabama Birmingham 56
WEST
Arizona State 79, Texas Tech 61
Boise State 66, Air Force 55
Colorado State 67, San Diego State 56
New Mexico 70, Nevada 62
Southern California 75, Nebraska 55
UCLA 86, Michigan 70
UNLV 90, San Jose State 70
Wyoming 73, Utah State 53

No. 1 UCLA 86, No. 24 Michigan 70

MICHIGAN	15	14	21	20	— 70
UCLA	17	23	17	29	— 86

Michigan (10-4)
Hobbs 5-14 0-0 10, Holloway 4-8 1-1 9, Kampschroeder 0-0 0-0 0, Olson 6-13 4-4 17, Swords 11-25 4-4 30, Crockett 0-0 0-0 0, Grabovskaia 1-3 2-4 4, Q. Daniels 0-3 0-0 0, **Totals 27-66 11-13 70**
UCLA (14-0)
Dugali 5-12 1-2 12, Jaquez 6-7 0-0 12, Betts 6-15 1-2 13, Aarnisalo 2-2 1-2 6, Rice 6-8 4-4 16, Barker 2-5 1-1 5, Dudley 2-2 0-0 4, Gardiner 2-6 0-0 5, Socka-Nguemen 0-0 0-0 0, Cain 0-0 0-0 0, Jones 4-6 1-2 13, **Totals 35-63 9-13 86**
Three-point goals: Michigan 5-19 (Hobbs 0-4, Holloway 0-1, Olson 1-3, Swords 4-11), UCLA 7-18 (Dugali 1-4, Jaquez 0-1, Aarnisalo 1-1, Rice 0-1, Barker 0-1, Gardiner 1-4, Jones 4-6). **Assists:** Michigan 15 (Holloway 4), UCLA 29 (Rice 10). **Fouled out:** None. **Rebounds:** Michigan 32 (Olson 6), UCLA 37 (Betts 10). **Total fouls:** Michigan 16, UCLA 15. Technical Fouls_None. **A:** 4,566.

No. 4 Southern California 75, Nebraska 55

NEBRASKA	12	22	11	10	— 55
SOUTHERN CAL	16	23	20	16	— 75

Nebraska (10-4)
Petrie 3-10 1-2 8, Markowski 3-11 1-2 7, Hake 1-3 0-0 2, Nissley 4-9 2-2 14, Prince 4-12 2-2 10, Bozan 2-5 0-0 4, Coley 0-0 0-0 0, Hargrove 1-1 2-2 4, Moriarty 0-3 2-2 2, Rimdal 2-2 0-0 4, Weidner 0-2 0-0 0, **Totals 20-58 10-12 55**
Southern California (13-1)
Iriafen 7-16 0-0 14, Marshall 3-7 2-4 8, Smith 3-5 1-1 7, von Oelhoffen 1-5 0-0 3, Watkins 7-15 11-12 26, Iwuchukwu 0-1 0-0 0, Akunwafo 2-2 0-2 4, Forestier 0-0 0-0 0, Gayles 0-1 0-0 0, Heckel 2-3 1-2 5, Howell 2-5 0-0 6, Samuels 0-0 2-2 2, Shamblin 0-0 0-0 0, **Totals 27-60 17-23 75**
Three-point goals: Nebraska 5-15 (Petrie 1-4, Markowski 0-2, Nissley 4-5, Prince 0-2, Bozan 0-1, Weidner 0-1), Southern California 4-17 (Smith 0-2, von Oelhoffen 1-4, Watkins 1-4, Gayles 0-1, Heckel 0-1, Howell 2-5). **Assists:** Nebraska 14 (Prince 4), Southern California 20 (Watkins 4). **Fouled out:** None. **Rebounds:** Nebraska 36 (Markowski 9), Southern California 36 (Marshall 9). **Total fouls:** Nebraska 21, Southern California 15. Technical Fouls_Nebraska Coley 1. **A:** 5,662.

No. 7 Connecticut 77, Marquette 45

CONNECTICUT	22	21	14	20	— 77
MARQUETTE	16	8	13	8	— 45

Connecticut (12-2)
Strong 6-10 1-1 15, El Alfy 4-8 2-2 10, Bueckers 4-12 2-2 12, Chen 2-3 2-2 7, Fudd 3-13 0-0 8, Brady 1-3 0-0 2, Arnold 4-6 5-5 13, Cheli 1-3 0-0 2, Samuels 0-1 0-0 0, Shade 1-4 0-0 3, Ziebell 2-4 0-0 5, **Totals 28-67 12-12 77**
Marquette (9-4)
Forbes 6-12 6-8 20, Mason 1-5 0-0 2, Porter 1-3 1-2 3, Vice 2-6 0-0 5, Volker 3-13 0-0 6, Bediako 0-1 0-0 0, Cracknell 1-2 0-0 2, Smith 1-2 0-0 2, Stevens 0-0 0-0 0, Perkins 2-8 1-2 5, Utberg 0-2 0-0 0, **Totals 17-54 8-12 45**
Three-point goals: Connecticut 9-27 (Strong 2-4, Bueckers 2-5, Chen 1-1, Fudd 2-9, Arnold 0-1, Cheli 0-2, Shade 1-2, Ziebell 1-3), Marquette 3-21 (Forbes 2-7, Mason 0-1, Porter 0-1, Vice 1-3, Volker 0-3, Cracknell 0-1, Smith 0-1, Perkins 0-2, Utberg 0-2). **Assists:** Connecticut 22 (Arnold 7), Marquette 11 (Porter 4). **Fouled out:** None. **Rebounds:** Connecticut 33 (Strong 7), Marquette 41 (Vice 11). **Total fouls:** Connecticut 14, Marquette 14. Technical Fouls_None. **A:** 3,750.

No. 12 Kansas State 74, Houston 55

KANSAS STATE	20	17	14	23	— 74
HOUSTON	14	13	24	4	— 55

Kansas State (14-1)
Poindexter 5-12 3-4 15, Lee 7-9 1-2 15, Glenn 6-9 2-2 15, Sundell 3-6 5-6 11, Walker 2-7 3-4 7, Lester 1-1 0-0 2, Maupin 1-1 0-0 2, Sanchez 1-3 0-0 2, Taylor 0-3 0-0 0, Sides 2-5 0-0 5, **Totals 28-56 14-18 74**
Houston (4-9)
McFarland 1-5 1-2 3, Blair 4-15 2-2 12, Chevalier 0-3 0-0 0, Love 7-20 2-4 16, Merchant 3-10 0-0 7, Augmon 1-3 0-0 2, Bostock 3-6 2-2 9, Cooke 3-7 0-0 6, **Totals 22-69 7-10 55**
Three-point goals: Kansas State 4-19 (Poindexter 2-8, Glenn 1-4, Sundell 0-1, Walker 0-1, Sanchez 0-1, Sides 1-4), Houston 4-20 (Blair 2-7, Chevalier 0-3, Love 0-3, Merchant 1-4, Bostock 1-2, Cooke 0-1). **Assists:** Kansas State 18 (Sundell 9), Houston 10 (Blair 3). **Fouled out:** None. **Rebounds:** Kansas State 49 (Sundell 11), Houston 30 (Love 6). **Total fouls:** Kansas State 10, Houston 14. Technical Fouls_None. **A:** 739.

No. 18 West Virginia 80, Central Florida 58

CENTRAL FLORIDA	10	6	19	23	— 58
WEST VIRGINIA	32	18	15	15	— 80

Central Florida (7-5)
Akot 1-2 0-0 2, Ngodu 6-10 2-3 14, Brown 5-7 1-2 12, Peterson 5-15 2-4 13, Rodriguez 5-11 1-2 11, Chandler-Roberts 0-1 0-0 0, Gusters 1-5 2-2 4, Castagne 0-0 0-0 0, Stedman 1-4 0-0 2, Yancy 0-1 0-0 0, **Totals 24-56 8-13 58**
West Virginia (11-2)
Blacksten 2-7 0-0 4, Harrison 4-6 3-4 12, Quinerly 11-19 6-7 31, Shaw 6-14 2-2 19, Watson 1-5 0-0 2, Arigbabu 0-0 0-0 0, Moore 0-2 0-0 0, Riviere 1-4 0-0 2, Thomas 3-5 3-3 9, Agubata 0-1 1-2 1, Nugent 0-1 0-0 0, Woodley 0-0 0-0 0, **Totals 28-64 15-18 80**
Three-point goals: Central Florida 2-10 (Brown 1-2, Peterson 1-5, Rodriguez 0-1, Stedman 0-1, Yancy 0-1), West Virginia 9-28 (Blacksten 0-3, Harrison 1-1, Quinerly 3-8, Shaw 5-13, Watson 0-2, Agubata 0-1). **Assists:** Central Florida 10 (Stedman 4), West Virginia 14 (Harrison 6). **Fouled out:** None. **Rebounds:** Central Florida 25 (Ngodu 7), West Virginia 40 (Blacksten 7). **Total fouls:** Central Florida 20, West Virginia 15. **A:** 5,232.

No. 21 Michigan State 77, Purdue 59

PURDUE	18	3	18	20	— 59
MICHIGAN STATE	30	18	15	14	— 77

Purdue (7-7)
Bass 0-8 0-0 0, McCarthy 5-7 0-0 10, Collier 3-7 0-0 8, Lombard 4-8 0-0 10, Reynolds 3-3 0-0 6, Puryear 4-8 0-0 8, Jones 1-4 4-4 7, Layden 1-2 0-0 3, Petree 2-4 0-0 5, Poole 0-2 0-0 0, Swanson 1-5 0-0 2, **Totals 24-58 4-4 59**
Michigan State (12-2)
Tate 6-15 4-8 19, Sotelo 6-10 3-4 16, Ayrault 4-12 2-4 11, Hallock 2-9 1-2 6, Simmons 1-6 5-6 7, VanSlooten 6-14 1-1 13, Hampton 1-4 0-0 2, Shumate 1-3 0-0 3, **Totals 27-73 16-25 77**
Three-point goals: Purdue 7-18 (Bass 0-2, Collier 2-4, Lombard 2-4, Jones 1-1, Layden 1-2, Petree 1-2, Swanson 0-3), Michigan State 7-31 (Tate 3-6, Sotelo 1-3, Ayrault 1-8, Hallock 1-7, Simmons 0-4, Hampton 0-1, Shumate 1-2). **Assists:** Purdue 16 (Collier 3, McCarthy 3), Michigan State 23 (Simmons 5). **Fouled out:** None. **Rebounds:** Purdue 41 (Bass 6, Puryear 6), Michigan State 44 (Tate 11). **Total fouls:** Purdue 22, Michigan State 10. Technical Fouls_None. **A:** 5,324.

No. 23 Iowa 80, Penn State 68

IOWA	15	23	17	25	— 80
PENN STATE	24	12	19	13	— 68

Iowa (12-2)
Stuelke 5-7 3-6 13, O'Grady 8-8 0-0 16, Affolter 3-8 0-0 7, Feuerbach 0-3 0-0 0, Olsen 4-12 3-4 11, Heiden 4-6 0-0 8, Guyton 1-1 0-0 3, Mallegni 2-6 1-1 5, McCabe 5-8 2-2 17, Stremlow 0-2 0-0 0, **Totals 32-61 9-13 80**
Penn State (9-5)
Hall 2-8 0-0 4, Merkle 6-7 1-2 13, Campbell 3-9 0-0 7, Elliott 12-22 1-1 32, Murray 1-10 0-0 2, Johnson 0-1 0-0 0, Jekot 0-0 0-0 0, Oden 4-12 2-3 10, Walker 0-0 0-0 0, **Totals 28-69 4-6 68**
Three-point goals: Iowa 7-21 (Affolter 1-3, Feuerbach 0-3, Olsen 0-4, Guyton 1-1, Mallegni 0-2, McCabe 5-8), Penn State 8-30 (Hall 0-3, Campbell 1-6, Elliott 7-11, Murray 0-7, Oden 0-3). **Assists:** Iowa 24 (Affolter 6), Penn State 16 (Murray 6). **Fouled out:** Penn State Merkle. **Rebounds:** Iowa 33 (Stuelke 10), Penn State 35 (Merkle 12). **Total fouls:** Iowa 12, Penn State 14. Technical Fouls_None. **A:** 3,417.

NCAA men

WEDNESDAY'S RESULTS
EAST
Boston College 78, Miami 68
Dartmouth 108, Colby Sawyer 55
Pittsburgh 86, California 74
Yale 93, Howard 65
SOUTH
Clemson 85, Stanford 71
East Tennessee State 84, VMI 69
Furman 90, Western Carolina 61
Louisville 83, North Carolina 70
Mercer 99, Chattanooga 94 (OT)
Northern Kentucky 69, Fort Wayne 68 (OT)
North Carolina Greensboro 68, Wofford 66
MIDWEST
Illinois Chicago 74, Drake 70
Connecticut 81, DePaul 68
Evansville 68, Southern Illinois 53
Illinois Chicago 74, Drake 70
Villanova 73, Butler 65
Youngstown State 77, IU Indianapolis 61
SOUTHWEST
Rice 70, Tulsa 64

Yale 93, Howard 65

Howard (5-9)
Hima 0-0 0-0 0, Dockery 7-18 1-1 17, Gill 2-3 0-0 5, Harper 6-15 2-2 16, Shockley-Okeke 1-8 4-4 7, Johnson 4-6 0-0 8, Taiwo 4-5 0-0 8, Stewart 1-1 0-0 2, Robins 1-1 0-2 2. **Totals 26-57 7-9 65.**
Yale (7-6)
Townsend 4-10 4-6 14, Aletan 6-7 7-7 19, Mbeng 3-7 0-0 6, Mullin 2-4 0-0 5, Poulakidas 6-13 1-2 17, Celiscar 1-2 0-0 2, Fox 4-6 0-0 11, Arlington 0-1 1-2 1, Brathwaite 3-4 0-0 9, Molloy 2-4 0-0 4, Rice 2-3 0-0 5, Basima 0-0 0-0 0. **Totals 33-61 13-17 93.**
Halftime: Yale 51-27. **Three-point goals:** Howard 6-22 (Harper 2-4, Dockery 2-8, Gill 1-1, Shockley-Okeke 1-7, Johnson 0-2), Yale 14-28 (Poulakidas 4-8, Brathwaite 3-3, Fox 3-5, Townsend 2-4, Mullin 1-2, Rice 1-2, Celiscar 0-1, Mbeng 0-3). **Rebounds:** Howard 22 (Harper 6), Yale 31 (Poulakidas 7). **Assists:** Howard 15 (Gill 5), Yale 24 (Mbeng 7). **Total fouls:** Howard 18, Yale 14. **A:** 1,479 (2,532).

No. 11 Connecticut 81, DePaul 68

Connecticut (11-3)
Karaban 6-13 2-3 18, McNeeley 3-7 1-1 9, Johnson 4-6 2-2 10, Ball 7-12 1-3 22, Diarra 3-8 0-0 7, Mahaney 3-8 1-1 7, Reed 2-5 0-0 4, Ross 2-3 0-0 4, Stewart 0-0 0-0 0. **Totals 30-62 7-10 81.**
DePaul (9-5)
Benson 3-7 4-4 10, D'Amico 0-2 4-4 4, Enright 6-10 5-6 18, Gunn 4-14 0-0 9, Meyer 4-8 4-5 12, Blocker 1-5 5-6 7, Rivera 2-5 0-1 5, Traynor 1-2 1-2 3. **Totals 21-53 23-28 68.**
Halftime: Connecticut 43-22. **Three-point goals:** Connecticut 14-29 (Ball 7-9, Karaban 4-8, McNeeley 2-5, Diarra 1-3, Ross 0-1, Mahaney 0-3), DePaul 3-12 (Rivera 1-2, Enright 1-3, Gunn 1-4, Blocker 0-1, Meyer 0-2). **Rebounds:** Connecticut 33 (Karaban, Reed 7), DePaul 27 (Benson 12). **Assists:** Connecticut 22 (Diarra 9), DePaul 13 (Enright 9). **Total fouls:** Connecticut 20, DePaul 14.

Clemson 85, Stanford 71

Stanford (9-4)
Cammann 2-3 0-0 5, Raynaud 7-17 0-0 14, Agarwal 2-6 0-0 5, Blakes 4-12 4-5 13, Sellers 7-9 4-4 20, Gealer 1-4 0-0 3, Okpara 1-6 1-1 3, Stinson 1-2 0-0 2, Toure 1-2 2-4, Batson 1-1 0-0 2, Thompson 0-0 0-0 0. **Totals 27-61 11-12 71.**
Clemson (11-3)
Schieffelin 1-6 2-2 4, Wiggins 6-11 1-2 17, Lakhin 4-6 2-2 11, C.Hunter 7-15 6-6 22, Zackery 6-13 4-5 16, D.Hunter 1-1 4-4 6, Heidbreder 1-3 0-0 3, Foster 2-2 2-3 6, Reeves 0-1 0-0 0, Jones 0-0 0-0 0. **Totals 28-58 21-24 85.**
Halftime: Clemson 43-41. **Three-point goals:** Stanford 6-21 (Sellers 2-3, Cammann 1-1, Agarwal 1-3, Gealer 1-3, Blakes 1-4, Stinson 0-1, Raynaud 0-6), Clemson 8-19 (Wiggins 4-5, C.Hunter 2-4, Lakhin 1-1, Heidbreder 1-3, Schieffelin 0-1, Zackery 0-5). **Rebounds:** Stanford 31 (Raynaud 13), Clemson 28 (Lakhin 7). **Assists:** Stanford 8 (Blakes 5), Clemson 14 (Zackery 6). **Total fouls:** Stanford 20, Clemson 14. **A:** 8,337 (10,000).

Louisville 83, North Carolina 70

North Carolina (8-6)
Washington 3-5 1-1 7, Cadeau 1-5 2-2 4, R.Davis 4-14 3-3 12, Jackson 7-15 7-11 23, Powell 6-11 2-2 14, Lubin 1-5 3-4 5, Tyson 1-3 0-0 3, Withers 1-2 0-0 2, Claude 0-0 0-0 0. **Totals 24-60 18-23 70.**
Louisville (9-5)
Scott 5-6 1-6 11, Waterman 3-9 0-1 7, Hadley 3-6 4-5 10, Hepburn 5-8 16-20 26, Edwards 2-12 3-5 7, Smith 6-12 1-1 17, Rooths 1-2 0-0 3, Traore 1-3 0-1 2, Anselem-Ibe 0-0 0-0 0. **Totals 26-58 25-39 83.**
Halftime: Louisville 37-31. **Three-point goals:** North Carolina 4-16 (Jackson 2-5, Tyson 1-1, R.Davis 1-5, Withers 0-1, Cadeau 0-2, Powell 0-2), Louisville 6-26 (Smith 4-10, Rooths 1-2, Waterman 1-6, Traore 0-1, Hepburn 0-2, Edwards 0-5). **Fouled out:** Cadeau, Powell, Tyson. **Rebounds:** North Carolina 36 (Lubin 9), Louisville 40 (Scott 8). **Assists:** North Carolina 11 (Cadeau 5), Louisville 14 (Hepburn 7). **Total fouls:** North Carolina 29, Louisville 21. **A:** 14,248 (22,090).

Villanova 73, Butler 65

Villanova (9-5)
Boakye 0-2 0-0 0, Dixon 10-20 3-3 28, Brickus 3-7 2-2 9, Longino 3-7 5-6 12, Poplar 7-13 2-2 18, Perkins 1-7 0-0 2, Parker 1-2 2-3 4, Moseley 0-1 0-0 0. **Totals 25-59 14-16 73.**
Butler (7-7)
Brooks 3-8 2-2 10, McCaffery 3-12 0-0 7, Telfort 8-14 7-11 25, Screen 4-7 0-0 8, Bizjack 2-6 2-6 8, Kapke 2-4 0-2 6, Moore 0-0 1-2 1, King 0-1 0-0 0. **Totals 22-52 12-23 65.**
Halftime: Butler 31-30. **Three-point goals:** Villanova 9-26 (Dixon 5-10, Poplar 2-5, Brickus 1-3, Longino 1-3, Parker 0-1, Perkins 0-4), Butler 9-28 (Kapke 2-3, Bizjack 2-4, Telfort 2-4, Brooks 2-5, McCaffery 1-10, King 0-1, Screen 0-1). **Rebounds:** Villanova 42 (Poplar 15), Butler 29 (Telfort 10). **Assists:** Villanova 16 (Brickus, Longino 4), Butler 15 (Telfort 6). **Total fouls:** Villanova 17, Butler 16.

SOCCER

English Premier League

	GP	W	D	L	GF	GA	Pts
Liverpool	18	14	3	1	45	17	45
Arsenal	19	11	6	2	38	17	39
Nottingham Forest	19	11	4	4	26	19	37
Chelsea	19	10	5	4	38	23	35
Newcastle	19	9	5	5	32	21	32
Man City	19	9	4	6	32	26	31
Bournemouth	19	8	6	5	29	23	30
Fulham	19	7	8	4	28	25	29
Aston Villa	19	8	5	6	28	31	29
Brighton	19	6	9	4	29	28	27
Tottenham	19	7	3	9	41	28	24
Brentford	19	7	3	9	33	35	24
West Ham	19	6	5	8	23	35	23
Man United	19	6	4	9	21	26	22
Crystal Palace	19	4	8	7	20	27	20
Everton	18	3	8	7	15	24	17
Wolverhampton	19	4	4	11	31	42	16
Ipswich	19	3	6	10	18	33	15
Leicester	19	3	5	11	22	42	14
Southampton	19	1	3	15	12	39	6

SUNDAY'S RESULTS
Man City 2, Leicester 0
Crystal Palace 2, Southampton 1
Nottingham Forest 2, Everton 0
Fulham 2, Bournemouth 2
Tottenham 2, Wolverhampton 2
Liverpool 5, West Ham 0

MONDAY'S RESULTS
Aston Villa 2, Brighton 2
Ipswich 2, Chelsea 0
Newcastle 2, Man United 0

WEDNESDAY'S RESULT
Arsenal 3, Brentford 1

SATURDAY'S MATCHES
Tottenham vs. Newcastle, 7:30 a.m.
Bournemouth vs. Everton, 10 a.m.
Aston Villa vs. Leicester, 10 a.m.
Crystal Palace vs. Chelsea, 10 a.m.
Man City vs. West Ham, 10 a.m.
Southampton vs. Brentford, 10 a.m.
Brighton vs. Arsenal, 12:30

SUNDAY'S MATCHES
Fulham vs. Ipswich, 9 a.m.
Liverpool vs. Man United, 11:30 a.m.

TRANSACTIONS

NBA

Brooklyn Nets: Signed F Tosan Evbuomwan to a two-way contract.
Utah Jazz: Signed G Elijah Harkless to a two-way contract.

NFL

Arizona Cardinals: Signed RB Michael Carter to the active roster. Placed RB James Conner on injured reserve.
Carolina Panthers: Designated RB Miles Sanders to return from injured reserve.
Detroit Lions: Designated LB Alex Anzalone to return from injured reserve.
Los Angeles Chargers: Designated S Alohi Gilman to return from injured reserve. Placed S Elijah Molden on injured reserve.
Philadelphia Eagles: Designated TE Dallas Goedert to return from injured reserve.
Washington Commanders: Designated RB Austin Ekeler to return from injured reserve.

NHL

Anaheim Ducks: Called up C Nikita Nesterenko.
Minnesota Wild: Placed LW Kirill Kaprizov on injured reserve. Recalled F Brendan Gaunce and D Carson Lambos from Iowa (AHL).

The Washington Post

CLASSIFIED

D7

washingtonpost.com/classifieds

THURSDAY, JANUARY 2, 2025

EZ

the local expert on local jobs
washingtonpost.com/recruit

homes for sale, commercial real estate
washingtonpost.com/realestate

rentals
washingtonpost.com/rentals

merchandise, garage sales, auctions, tickets
washingtonpost.com/merchandise

dogs, cats, birds, fish
washingtonpost.com/pets

Trustee Sales 202-334-5782
mypublicnotices.com/washingtonpost/PublicNotice.asp

For Recruitment advertisements, go to **washingtonpost.com/recruit** or call 202-334-4100 (toll free 1-800-765-3675)

To place an ad, go to **washingtonpostads.com** or call 202-334-6200
Non-commercial advertisers can now place ads 24/7 by calling 202-334-6200

Legal Notices: 202-334-7007
Auctions, Estate Sales, Furniture: 202-334-7029
Biz Ops/Services: 202-334-5787

815 Legal Notices

WASHINGTON CONVENTION CENTER AND SPORTS AUTHORITY (T/A EVENTS DC)

BOARD OF DIRECTORS - 2025 PUBLIC MEETING SCHEDULE

The Board of Directors of the Washington Convention and Sports Authority (t/a Events DC), in accordance with the District of Columbia Self-Government and Governmental Reorganization Act of 1973, D.C. Official Code §1-207.42 (2006 Repl., 2011 Supp.), and the District of Columbia Administrative Procedure Act of 1968, as amended by the Open Meetings Amendment Act of 2010, D.C. Official Code §2-576(5) (2011 Repl., 2011 Supp.), hereby gives notice that it has scheduled the following meetings for 2025: January 16, March 13, April 10, June 12, July 17, September 11, October 9, and December 11. Meetings will take place in the Jarvis Boardroom, 801 Allen Y Lew Place, NW, Washington DC 20001, beginning at 9 a.m. The Board's agenda includes reports from its Standing Committees. For additional information, please contact Dania Jolley at djolley@eventsdc.com

1447 Autos Wanted

DONATE YOUR CAR/TRUCK/RV Lutheran Mission Society of MD Compassion Place ministries help local families with food, clothing, counseling. Tax deductible. MVA licensed #W1044. 410-228-8437 **www.CompassionPlace.org**

815 Legal Notices

SUPERIOR COURT OF THE DISTRICT OF COLUMBIA CIVIL DIVISION

2024-CAB-004702
Judge Katherine E. Oler

MAGGIE WANG, et al.,
Plaintiff,

v.

BINGKAI CHEN,
Defendant.

ORDER

The object of this Superior Court of the District of Columbia civil action (the "Action") is to force the sale in lieu of partition of the real property located at 1504 19th Street, SE, Washington DC 20020, owned by the Plaintiffs and Defendant as tenants in common, recorded in Liber No. 100, Folio 180 in the Office of the Surveyor for the District of Columbia. Sought also in the Action by Plaintiffs are damages in excess of $25,000, reasonable attorneys' fees and costs in the prosecution of the Action.
It is this 19th day of December 2024, hereby
ORDERED that notice of the Action be given by the insertion of a copy of this order in the Washington Post, having a general circulation in the District of Columbia, once per week for three (3) successive weeks, notifying the Defendant named above to give an answer to the complaint filed in the Action, either personally or through an attorney, in this Court, by the 21st day following the first day of publication of a copy of this Order, excluding the day of publication, as well as Saturdays, Sundays and legal holidays, or, thereafter, proceedings shall advance as though the Defendant were in default.
SO ORDERED.

/s/Katherine E. Oler
Judge

850 Montgomery County

IN THE CIRCUIT COURT FOR MONTGOMERY COUNTY, MARYLAND

Glen H. Tschirgi,
Substitute Trustee
Plaintiff,

V.

Bijan Khorsand
Defendant(s)

CASE NO. C-15-CV-23-000209

NOTICE

Notice is hereby issued this **16 day of December, 2024** that the sale of the property in this case, real property at **13220 Glen Rd., Gaithersburg MD 20878**, reported by Glen H. Tschirgi, Substitute Trustee, be ratified and confirmed, unless cause to the contrary be shown on or before the **16 day of January, 2025** provided a copy of this Notice be inserted in The Washington Post, a newspaper published in Montgomery County, Maryland, once in each of three (3) successive weeks on or before the **16th day of January, 2025**. The report states the amount of sale to be **$385,000.00**.

KAREN A. BUSHELL
CLERK OF THE CIRCUIT COURT

Dec 19,26,Jan 2 2025 0012479981

851 Prince Georges County

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

JASON A. PARDO,
Substitute Trustee, c/o
Pardo & Drazin, LLC,
4400 Jenifer Street, NW, Suite 2, Washington, DC 20015,
Plaintiff,

V.

BELK UNLIMITED LLC
543 Marshall Choice Drive
Bowie, MD 20720
Defendant.

Case No. C-16-CV-24-004833

Action Involving Real Property
5817 Jamestown Road
Hyattsville, MD 20782
Account No. 16-1811785

NOTICE

Notice is hereby issued by the Circuit Court for Prince George's County, Maryland, this **12 day of December, 2024**, that the sale of the property mentioned in these proceedings and commonly known as **5817 Jamestown Road, Hyattsville, MD 20782**, made and reported by Jason A. Pardo, Substitute Trustee, be ratified and confirmed unless cause to the contrary thereof be shown on or before the **13 day of January, 2025**, provided, a copy of this Notice be inserted in The Washington Post, once in each for three successive weeks, before the **13 day of January, 2025**. The Report of Sale states the amount of sale to be **$236,000.00**.

Mahasin El Amin
Clerk, Circuit Court for
Prince George's County,
Maryland

Dec 19,26,Jan 2 2025 0012479941

Manage your print subscription!
wapo.st/my-post
S0435_1x2

815 Legal Notices

WASHINGTON CONVENTION CENTER AND SPORTS AUTHORITY (T/A EVENTS DC)

BOARD OF DIRECTORS - 2025 PUBLIC MEETING SCHEDULE

The Board of Directors of the Washington Convention and Sports Authority (t/a Events DC), in accordance with the District of Columbia Self-Government and Governmental Reorganization Act of 1973, D.C. Official Code §1-207.42 (2006 Repl., 2011 Supp.), and the District of Columbia Administrative Procedure Act of 1968, as amended by the Open Meetings Amendment Act of 2010, D.C. Official Code §2-576(5) (2011 Repl., 2011 Supp.), hereby gives notice that it has scheduled the following meetings for 2025: January 16, March 13, April 10, June 12, July 17, September 11, October 9, and December 11. Meetings will take place in the Jarvis Boardroom, 801 Allen Y Lew Place, NW, Washington DC 20001, beginning at 9 a.m. The Board's agenda includes reports from its Standing Committees. For additional information, please contact Dania Jolley at djolley@eventsdc.com

851 Prince Georges County

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

CARRIE M. WARD, et al.
6003 Executive Blvd, Suite 101
Rockville, MD 20852
Substitute Trustees/Plaintiffs,

vs.

SALLIE P. SHIELDS
ANTHONY SHIELDS (DECEASED)
4201 Skyline Drive
Suitland, MD 20746
Defendant(s).

Case No.CAEF18-50767

NOTICE

Notice is hereby given this **12 day of December, 2024**, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as **4201 Skyline Drive, Suitland, MD 20746**, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the **13 day of January 2025**, provided a copy of this NOTICE be inserted in some daily newspaper printed in said County, once in each of three successive weeks before the **13 day of January, 2025**. The report states the purchase price at the Foreclosure sale to be **$275,000.00**.

Mahasin El Amin
Clerk, Circuit Court for
Prince George's County,
Maryland

BWW#MD-84527

Dec 19,26,Jan 2 2025 0012479958

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

DIANA THEOLOGOU, ET. AL.
Substitute Trustees
Plaintiffs

vs.

ESTATE OF
SCOTT A. MOULTON SR.,
ET. AL.
Defendant(s).

Case No.: C-16-CV-24-004240

NOTICE

ORDERED this **12 day of December, 2024** by the Circuit Court for Prince George's County, Maryland, that the sale of the property at **7100 Abbington Drive, Oxon Hill, MD 20745** mentioned in these proceedings, made and reported Diana C. Theologou, et. al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the **13 day of January, 2025**, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before **13 day of January, 2025** next. The report states the amount of sale to be **$347,000.00**.

Mahasin El Amin
CLERK OF THE CIRCUIT COURT
PRINCE GEORGE'S COUNTY,
MARYLAND

Dec 19,26,Jan 2 2025 0012479955

IN THE CIRCUIT COURT FOR THE COUNTY OF PRINCE GEORGE'S MARYLAND

WILLIAM M. SAVAGE, et al.
Trustee(s)
Plaintiff(s)

vs.

ESTHER Y ABU
Defendant(s)
Mortgagor(s)

CIVIL NO: C-16-CV-24-003845

NOTICE

NOTICE IS HEREBY GIVEN, this **13 day of December, 2024** by the Circuit Court for the County of Prince George's, Maryland and by the authority thereof, that the sale made by William M. Savage, Gregory N. Britto, Gene Jung, Trustees, of the Real Property designated as **7633 South Arbory Ct, Unit 432, Laurel, MD 20707**, and reported in the above entitled cause, will be finally ratified and confirmed, unless cause to the contrary thereof be shown on or before the **13 day of January, 2025** next; provided a copy of this order be inserted in THE WASHINGTON POST 1150 15th Street, Washington DC, MD published in said County of Prince George's once a week for three successive weeks before the **13 day of January, 2025**. The report states the amount of the sale to be **$256,000.00**.

Mahasin El Amin
CLERK OFTHE CIRCUIT
COURT FOR COUNTY OF
PRINCE GEORGE'S

Trustees File#: 23-292941

Dec 19,26,Jan 2 2025 0012479949

IN THE CIRCUIT COURT FOR THE COUNTY OF PRINCE GEORGE'S, MARYLAND

WILLIAM M. SAVAGE, et al.
Trustee(s)
Plaintiff(s)

vs.

MILDRED V HATTON
Defendant(s)
Mortgagor(s)

CIVIL NO: C-16-CV-24-002146

NOTICE

NOTICE IS HEREBY GIVEN, this **13 day of December, 2024** by the Circuit Court for the County of Prince George's, Maryland and by the authority thereof, that the sale made by William M. Savage, Gregory N. Britto, Angela M. Tonello, Rachel S. Feinstein, Trustees, of the Real Property designated as **3311 Oak Street, Upper Marlboro, MD 20774**, and reported in the above entitled cause, will be finally ratified and confirmed, unless cause to the contrary thereof be shown on or before the **13 day of January, 2025**, next; provided a copy of this order be inserted THE WASHINGTO POST, 1150 15th Street, Washington DC, MD published in said County of Prince George's once a week for three successive weeks before the **13 day of January, 2025**. The report states the amount of the sale to be **$177,586.39**.

Mahasin El Amin
CLERK OF THE CIRCUIT
COURT FOR COUNTY OF
PRINCE GEORGE'S

Trustees File#: 23-294626

Dec 19,26,Jan 2 2025 0012479945

840 Trustees Sale - DC

Pardo & Drazin, LLC
Russell S. Drazin, Attorney
4400 Jenifer Street, NW, Suite 2
Washington, DC 20015
202-223-7900

TRUSTEE'S SALE
OF REAL PROPERTY

4911 Hayes Street, NE
(formerly part of 725 49th Place, NE),
Washington, DC 20019
Lot 0105 (formerly part of Lot 0082) in Square 5179

4913 Hayes Street, NE
(formerly part of 725 49th Place, NE),
Washington, DC 20019
Lot 0106 (formerly part of Lot 0082) in Square 5179

4915 Hayes Street, NE
(formerly part of 725 49th Place, NE),
Washington, DC 20019
Lot 0107 (formerly part of Lot 0082) in Square 5179

Under a power of sale contained in a certain Deed of Trust (the "Deed of Trust") dated June 10, 2022 and recorded on June 14, 2022 as Instrument No. 2022064468 from 725 Investment LLC ("Borrower") (also known of record as 725 Investments LLC), a District of Columbia limited liability company, as grantor, to Russell S. Drazin ("Trustee"), as trustee, for the benefit of WCP Fund I LLC ("Lender"), a Delaware limited liability company, as beneficiary, securing a certain Commercial Deed of Trust Note dated June 10, 2022 in the principal amount of $216,750.00 made by Borrower, as maker, payable to the order of Lender, as payee, default having occurred under the terms thereof, and following the mailing and recordation of an Affidavit of Non-Residential Mortgage Foreclosure and a Notice of Foreclosure Sale of Real Property or Condominium Unit, at the request of the current noteholder, Trustee will sell at public auction at the office of Harvey West Auctioneers, Inc., 5335 Wisconsin Avenue, NW, Suite 440, Washington, DC 20015, on

JANUARY 14, 2025 AT 2:00 PM

ALL THAT LOT(S) OF GROUND AND THE IMPROVEMENTS THEREON (if any) situated in the City of Washington, District of Columbia, known as 4911 Hayes Street, NE (formerly part of 725 49th Place, NE), Washington, DC 20019 Lot 0105 (formerly part of Lot 0082) in Square 5179), 4913 Hayes Street, NE (formerly part of 725 49th Place, NE), Washington, DC 20019 (Lot 0106 (formerly part of Lot 0082) in Square 5179), and 4915 Hayes Street, NE (formerly part of 725 49th Place, NE), Washington, DC 20019 (Lot 0107 (formerly part of Lot 0082) in Square 5179), and as more fully described in the Deed of Trust.

The properties will be sold in an "AS IS" condition, with no warranty of any kind, and subject to conditions, restrictions, agreements, liens, and encumbrances of record affecting the same – except those encumbrances of record that are extinguished by operation of District of Columbia law by virtue of the foreclosure of the Deed of Trust.

Purchaser will take title to the properties subject to all taxes, water and sewer charges, and other utility charges, if any. Purchaser assumes the risk of loss or damage to the properties from the date of sale forward. Purchaser shall be responsible for obtaining physical possession of the properties.

TERMS OF SALE: A deposit of $25,000.00 by cashier's check will be required of purchaser at the time and place of sale. Purchaser shall settle within thirty (30) days of sale. TIME SHALL BE OF THE ESSENCE WITH RESPECT TO SETTLEMENT BY PURCHASER. Balance of the purchase price to be paid in cash or certified funds at settlement. Interest to be paid on the unpaid purchase money from the date of sale to the date of settlement at the applicable interest rate set forth in the debt instrument secured by the Deed of Trust. Purchaser shall be responsible for payment of all settlement costs.

The noteholder and its affiliates, if a bidder, shall not be required to post a deposit or to pay interest.

In the event that purchaser does not settle as required for any reason, purchaser shall be in default. Upon such default, the deposit shall be forfeited to Trustee and all of the expenses of this sale (including legal fees and costs, and full commission on the gross sale price) shall be charged against and paid out of the forfeited deposit. Trustee may resell the properties at the risk and expense of the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the properties. Defaulting purchaser shall be liable to Trustee for legal fees and costs incurred by Trustee in connection with such default.

If Trustee is unable to settle as set forth herein, purchaser's sole remedy at law and in equity shall be limited to a refund of the deposit and the sale shall be considered null and void and of no effect whatsoever.

Trustee reserves the right, in Trustee's sole discretion, to reject any and all bids, to withdraw the properties from sale at any time before or at the auction, to extend the time to receive bids, to waive or modify the deposit requirement, to waive or modify the requirement that interest be paid on the unpaid purchase money, and/or to extend the period of time for settlement.

Additional terms may be announced at the sale. The successful bidder will be required to execute and deliver to Trustee a memorandum or contract of the sale at the conclusion of bidding.

Russell S. Drazin, Trustee

HARVEY WEST AUCTIONEERS, INC.
5335 Wisconsin Ave., NW, Ste 440
Washington, DC 20015
202-463-4567
www.hwestauctions.com

Dec 31,Jan 2,6,8,10 2025 0012479757

more BOOKS?
Washington Post newsletters deliver more of what you're looking for.
Discover and subscribe for free at
washingtonpost.com/newsletters
S0114 2x3

850 Montgomery County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

7572 SPRING LAKE DRIVE, UNIT A
BETHESDA, MD 20817

Under a power of sale contained in a certain Deed of Trust dated August 8, 2016, recorded in Liber 53045, Folio 407 among the Land Records of Montgomery County, MD, with an original principal balance of $176,739.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

JANUARY 3, 2025 AT 1:55 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Montgomery County, MD and described as Unit No. 7572-A in a Plan of Condominium Subdivision styled "Plat of Condominium Subdivision - Spring Lake Condominium" and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 371159-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479193

TRUSTEE'S SALE
3700 Flintridge Court, Brookeville, MD 20833

Trustee's Sale of valuable fee simple property improved by premises known as 3700 Flintridge Court, Brookeville, MD 20833. By virtue of the power and authority contained in a Deed of Trust, dated January 26, 2007, and recorded in Liber 33779 at Page 99 among the land records of the COUNTY OF MONTGOMERY, in the original principal amount of $700,000.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF MONTGOMERY, at 50 Maryland Avenue, Rockville, Maryland, on **January 22, 2025 at 1:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 01-01970532

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 15-254812.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP,
Mailing Address: 10130 Perimeter Parkway, Suite 400,
Charlotte, North Carolina 28216
(410) 769-9797

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Jan 2,9,16 2025 0012479136

850 Montgomery County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

9515 DUFFER WAY
MONTGOMERY VILLAGE A/R/T/A
GAITHERSBURG, MD 20886

Under a power of sale contained in a certain Deed of Trust dated April 16, 2021, recorded in Liber 64091, Folio 26 among the Land Records of Montgomery County, MD, with an original principal balance of $316,462.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

JANUARY 10, 2025 AT 1:55 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Montgomery County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 370502-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 26,Jan 2,9 2025 0012479937

TRUSTEE'S SALE
12205 Peach Crest Unit H, Germantown, MD 20874

Trustee's Sale of valuable fee simple property improved by premises known as 12205 Peach Crest Unit H, Germantown, MD 20874. By virtue of the power and authority contained in a Deed of Trust, dated October 23, 2007, and recorded in Liber 35143 at Page 405 among the land records of the County of Montgomery, in the original principal amount of $100,000.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF MONTGOMERY, at Judicial Center's Monroe Street Entrance, 50 Maryland Avenue, Rockville, Maryland, on **January 8, 2025 at 1:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 09-02480138

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.625% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 22-290466.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP,
Mailing Address: 10130 Perimeter Parkway, Suite 400,
Charlotte, North Carolina 28216
(410) 769-9797

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Dec 19,26,Jan 2 2025 0012478809

850 Montgomery County

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, MD 20707
www.mwc-law.com

SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

2109 BLUE KNOB TERRACE
SILVER SPRING, MD 20906

Under a power of sale contained in a certain Deed of Trust from Joyce R. Halliday, dated March 21, 2005 and recorded in Liber 30669, folio 351 among the Land Records of Montgomery County, MD, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

JANUARY 10, 2025 AT 1:45 PM

ALL THAT FEE SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Montgomery County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.
The property, will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for $32,000 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for Montgomery County, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes (including agricultural transfer taxes, if applicable), and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #15-613186).

Laura H. G. O'Sullivan, et al., Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 26,Jan 2,9 2025 0012479957

State-of-the-art **PRINTING**.
Impeccable **RESULTS**.
How can we help **YOU**?
Booklets
Brochures
Posters
Flyers
Business Cards
Postcards
And More
twprintsolutions.com
wp Print SOLUTIONS
A Division of The Washington Post
M0036_2x6

850 Montgomery County

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

15630 BLACKBERRY DRIVE NORTH POTOMAC, MD 20878

Under a power of sale contained in a certain Deed of Trust from Sally Giovanna Dianderas Wood and Timothy J. Wood dated September 29, 2006 and recorded in Liber 33151, folio 295 among the Land Records of Montgomery County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

JANUARY 10, 2025 AT 1:50 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Montgomery County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #06-02822523.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $65,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Montgomery County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-000265-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 26,Jan 2,9 2025 0012479939

TRUSTEE'S SALE
7903 Coriander Dr #7903-302, Gaithersburg, MD 20879

Trustee's Sale of valuable fee simple property improved by premises known as 7903 Coriander Dr #7903-302, Gaithersburg, MD 20879. By virtue of the power and authority contained in a Deed of Trust, dated March 31, 2006, and recorded in Liber 32105 at Page 149 among the land records of the County of Montgomery, in the original principal amount of $26,250.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF MONTGOMERY, at Judicial Center's Monroe Street Entrance, 50 Maryland Avenue, Rockville, Maryland, on **January 8, 2025 at 1:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 09-02780894

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

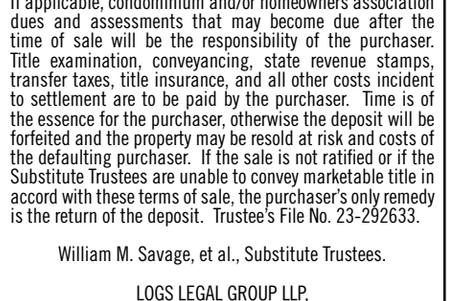
If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 23-292633.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP,
Mailing Address: 10130 Perimeter Parkway, Suite 400,
Charlotte, North Carolina 28216
(410) 769-9797

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Dec 19,26,Jan 2 2025 0012478804

Try new foods
Search our database of tested recipes by ingredient or name.
washingtonpost.com/recipes
The Washington Post

S0115-2x3.75

850 Montgomery County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10014 FOREST VIEW PLACE GAITHERSBURG, MD 20886

Under a power of sale contained in a certain Deed of Trust dated January 22, 2021, recorded in Liber 62036, Folio 374 among the Land Records of Montgomery County, MD, with an original principal balance of $179,400.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

JANUARY 3, 2025 AT 2:17 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Montgomery County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 368199-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479208

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

129 WATER STREET GAITHERSBURG, MD 20877

Under a power of sale contained in a certain Deed of Trust from Marcella L. MaGowan dated June 30, 2006 and recorded in Liber 32760, folio 672 among the Land Records of Montgomery County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

JANUARY 3, 2025 AT 1:49 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Montgomery County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #09-00826586.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $52,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Montgomery County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-000264-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479214

850 Montgomery County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1569 IVYSTONE COURT SILVER SPRING, MD 20904

Under a power of sale contained in a certain Deed of Trust dated May 4, 2006, recorded in Liber 32443, Folio 732 among the Land Records of Montgomery County, MD, with an original principal balance of $332,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

JANUARY 3, 2025 AT 2:11 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Montgomery County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 120248-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479205

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1900 LYTTONSVILLE ROAD, UNIT #114 SILVER SPRING, MD 20910

Under a power of sale contained in a certain Deed of Trust dated March 27, 2018, recorded in Liber 55949, Folio 308 among the Land Records of Montgomery County, MD, with an original principal balance of $151,844.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

JANUARY 3, 2025 AT 2:15 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Montgomery County, MD and described as Unit 114 as indicated on a Condominium Plat known as "Park Sutton Condominium" and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 371427-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479207

850 Montgomery County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

13 STORY DRIVE GAITHERSBURG, MD 20878

Under a power of sale contained in a certain Deed of Trust dated June 19, 2013, recorded in Liber 47501, Folio 179 among the Land Records of Montgomery County, MD, with an original principal balance of $249,700.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

JANUARY 3, 2025 AT 2:09 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Montgomery County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 361282-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479203

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2705 NAVARRE DRIVE CHEVY CHASE, MD 20815

Under a power of sale contained in a certain Deed of Trust dated April 15, 2003, recorded in Liber 23814, Folio 679 among the Land Records of Montgomery County, MD, with an original principal balance of $287,900.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

JANUARY 3, 2025 AT 2:03 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Montgomery County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 353527-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479199

850 Montgomery County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

15100 INTERLACHEN DRIVE, UNIT #4-701 SILVER SPRING, MD 20906

Under a power of sale contained in a certain Deed of Trust dated January 21, 2016, recorded in Liber 51669, Folio 151 among the Land Records of Montgomery County, MD, with an original principal balance of $397,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

JANUARY 3, 2025 AT 2:01 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Montgomery County, MD and described as Unit #4-701, The Greens at Leisure World II, a Condominium and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 366883-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479198

McMichael Taylor Gray LLC
7470 New Technology Way, Suite P
Frederick, MD 21703
470-480-1820

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9505 CAPE ANNE PLACE MONTGOMERY VILLAGE, MD 20886

Under a power of sale contained in a certain Deed of Trust dated October 17, 2022, recorded in Liber 66476, Folio 337 among the Land Records of Montgomery County, MD, with an original principal balance of $120,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

JANUARY 3, 2025 AT 1:34 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Montgomery County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #09-01510765.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale.

Terms of Sale: A deposit of $13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 24-000166-02)

Diana Theologou, et al., Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479186

850 Montgomery County

McMichael Taylor Gray LLC
7470 New Technology Way, Suite P
Frederick, MD 21703
470-480-1820

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7117 INTREPID LANE GAITHERSBURG, MD 20879

Under a power of sale contained in a certain Deed of Trust dated June 1, 2007, recorded in Liber 34659, Folio 594 among the Land Records of Montgomery County, MD, with an original principal balance of $200,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

JANUARY 3, 2025 AT 1:32 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Montgomery County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #01-03265383.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale.

Terms of Sale: A deposit of $25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 24-000112-01)
The property will be sold subject to a 120 day right of redemption by the Internal Revenue Service.

Diana Theologou, et al., Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479185

McMichael Taylor Gray LLC
7470 New Technology Way, Suite P
Frederick, MD 21703
470-480-1820

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9911 GREENEL ROAD DAMASCUS, MD 20872

Under a power of sale contained in a certain Deed of Trust dated July 2, 2008, recorded in Liber 35878, Folio 549 among the Land Records of Montgomery County, MD, with an original principal balance of $150,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Montgomery County, at the Court House Door, 50 Maryland Ave., Rockville, MD 20850, on

JANUARY 3, 2025 AT 1:30 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Montgomery County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #12-03343522.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale.

Terms of Sale: A deposit of $10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 24-001223-02)
The property will be sold subject to a 120 day right of redemption by the Internal Revenue Service.

Diana Theologou, et al., Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479184

850 Montgomery County

ORLANS PC
1602 VILLAGE MARKET BLVD. SE, SUITE 310
LEESBURG, VA 20175
703-777-7101

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY
7128 Carroll Avenue
Takoma Park, MD 20912

Under a power of sale contained in a Deed of Trust from MARIE C. LAMOUR, dated June 6, 2005 and recorded in Liber 30098, folio 733 among the Land Records of MONTGOMERY COUNTY, MD, default having occurred thereunder (Foreclosure Case docketed as Case No.441043V; Tax ID No.13-01066530) the Sub. Trustees will sell at public auction at the MONTGOMERY COUNTY COURTHOUSE, located at 50 MARYLAND AVENUE, ROCKVILLE, MD 20850, on

JANUARY 7, 2025 at 1:30 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in MONTGOMERY COUNTY, MD and more fully described in above referenced Deed of Trust.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit $50,000.00 will be required at the time of sale, such deposit to be in CERTIFIED CHECK OR BY CASHIER'S CHECK, CASH WILL NOT BE ACCEPTED. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for MONTGOMERY COUNTY. Time is of the essence as to the purchaser. If the purchaser defaults, the deposit shall be forfeited and the property shall be resold at the purchaser's risk and expense. The purchaser waives personal service and accepts service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for any Motion or Show Cause Order incident to this sale including a Motion to Default Purchaser and for Resale of the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive any benefit from the resale, including, but not limited to, additional proceeds or surplus which may arise therefrom. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received by the Substitute Trustees. There will be no abatement of interest in the event additional funds are tendered at the time of sale or any time prior to settlement or if the settlement is delayed for any reason. In the event that the Secured Party executes a forbearance agreement with the borrower(s) described in the above-mentioned Deed of Trust, or allows the borrower(s) to execute their right to reinstate or payoff the subject loan, prior to the sale, with or without the Substitute Trustee's prior knowledge, this Contract shall be null and void and of no effect, and the Purchaser's sole remedy shall be the return of the deposit without interest. Purchaser shall pay for documentary stamps, transfer taxes and settlement expenses. Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustee(s) are unable to convey insurable title for any reason, the purchaser(s) sole remedy in law or equity shall be limited to a refund of the aforementioned deposit without interest. In the event the sale is not ratified for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (File # 14-700002)

JAMES E. CLARKE,
SUBSTITUTE TRUSTEE

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Dec 19,26,Jan 2 2025 0012479169

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8624 CUNNINGHAM DRIVE COLLEGE PARK A/R/T/A BERWYN HEIGHTS, MD 20740

Under a power of sale contained in a certain Deed of Trust dated September 13, 2013, recorded in Liber 35338, Folio 359 among the Land Records of Prince George's County, MD, with an original principal balance of $375,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 22, 2025 AT 11:42 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 193502-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Jan 2,9,16 2025 0012480516

WELL+BEING
Tips and guidance on food, fitness and mental health.
washingtonpost.com/wellbeing
S0487 1x1.5

Manage your print subscription!
wapo.st/my-post
S0435_1x1.5

850 Montgomery County

Samuel I. White, P.C.
448 Viking Drive, Suite 350
Virginia Beach, VA 23452

SUBSTITUTE TRUSTEES' SALE OF VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
11512 Bedfordshire Avenue
Potomac, MD 20854

Under and by virtue of the power of sale contained in a certain Deed of Trust to DONNA MASTASCUSA, Trustee(s), dated August 7, 2012, and recorded among the Land Records of MONTGOMERY COUNTY, MARYLAND in Liber 44665, folio 017, the holder of the indebtedness secured by this Deed of Trust having appointed the undersigned Substitute Trustees, by instrument duly recorded among the aforesaid Land Records, default having occurred under the terms thereof, and at the request of the party secured thereby, the undersigned Substitute Trustee will offer for sale at public auction at THE MONTGOMERY COUNTY COURTHOUSE LOCATED AT 50 MARYLAND AVENUE, ROCKVILLE, MD 20850 ON,

JANUARY 6, 2025 at 1:30 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in MONTGOMERY COUNTY, MD and described as follows:

SITUATED IN THE COUNTY OF MONTGOMERY AND STATE OF MARYLAND: LOT NUMBERED 10 IN BLOCK 2 IN A SUBDIVISION KNOWN AS "BEDFORDSHIRE", AS PER PLAT RECORDED IN PLAT BOOK 86 AT PLAT 9037 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND

[POSITION]THE PROPERTY IS SUBJECT TO A PRIOR MORTGAGE. IF AVAILABLE THE AMOUNT WILL BE ANNOUNCED AT THE TIME OF THE SALE

The property will be sold in an "AS IS WHERE IS" condition without either express or implied warranty or representation, including but not limited to the description, fitness for a particular purpose or use, structural integrity, physical condition, construction, extent of construction, workmanship, materials, liability, zoning, subdivision, environmental condition, merchantability, compliance with building or housing codes or other laws, ordinances or regulations, or other similar matters, and subject to easements, agreements and restrictions of record which affect the same, if any. The property will be sold subject to all conditions, liens, restrictions and agreements of record affecting same including any condominium and of HOA assessments pursuant to Md Real Property Article 11-110.

TERMS OF SALE: A deposit of $20,000.00 PAYABLE ONLY BY certified funds, shall be required at the time of sale. CASH WILL NOT BE AN ACCEPTABLE FORM OF DEPOSIT. The balance of the purchase price with interest at 2.49% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale. There will be no abatement of interest for any reason. Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser. There will be no abatement of taxes, public charges and special or regular assessments for any reason. If applicable, condominium and/or homeowner association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited, and the property may be resold at risk and costs of the defaulting purchaser and the purchaser agrees to pay reasonable attorneys' fees for the Substitute trustees, plus all cost incurred, if the Substitute Trustee's have filed the appropriate motion with the Court to resell the property. The purchasers waives personal service of any papers filed in connection with such a motion and expressly agrees to The purchaser agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is return of the deposit.

The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into a repayment agreement, reinstated, or paid off the loan prior to sale. In any such event, this sale shall be null and void, and the Purchaser's sol remedy, in law or equity, shall be the return of the deposit without interest. Trustee's File No. (82632)

Robert A. Jones, et al SUBSTITUTE TRUSTEES

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Dec 19,26,Jan 2 2025 0012477197

TRUSTEE'S SALE
522 Coral Reef Dr, Gaithersburg, MD 20878

Trustee's Sale of valuable fee simple property improved by premises known as 522 Coral Reef Dr, Gaithersburg, MD 20878. By virtue of the power and authority contained in a Deed of Trust, dated July 14, 2006, and recorded in Liber 32719 at Page 583 among the land records of the County of Montgomery, in the original principal amount of $65,000.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF MONTGOMERY, at Judicial Center's Monroe Street Entrance, 50 Maryland Avenue, Rockville, Maryland, on **January 8, 2025 at 1:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 09-02646762

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 7.25% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 24-295889.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP,
Mailing Address: 10130 Perimeter Parkway, Suite 400,
Charlotte, North Carolina 28216
(410) 769-9797

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Dec 19,26,Jan 2 2025 0012478890

more BOOKS?
Washington Post newsletters deliver more of what you're looking for.
Discover and subscribe for free at
washingtonpost.com/newsletters
S0114 2x3

850 Montgomery County

Samuel I. White, P.C.
448 Viking Drive, Suite 350
Virginia Beach, VA 23452

SUBSTITUTE TRUSTEES' SALE OF VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
12001 OLD COLUMBIA PIKE UNIT# 514
Silver Spring, MD 20904

Under and by virtue of the power of sale contained in a certain Deed of Trust to DAVID E. WATERS AND ANTHONY B. OLMERT, SR. , Trustee(s), dated October 30, 2018, and recorded among the Land Records of MONTGOMERY COUNTY, MARYLAND in Liber 56857, folio 336, the holder of the indebtedness secured by this Deed of Trust having appointed the undersigned Substitute Trustees, by instrument duly recorded among the aforesaid Land Records, default having occurred under the terms thereof, and at the request of the party secured thereby, the undersigned Substitute Trustee will offer for sale at public auction at THE MONTGOMERY COUNTY COURTHOUSE LOCATED AT 50 MARYLAND AVENUE, ROCKVILLE, MD 20850 ON,

JANUARY 6, 2025 at 1:30 PM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in MONTGOMERY COUNTY, MD and described as follows:

ALL THAT PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE STATE OF MARYLAND, COUNTY OF MONTGOMERY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONDOMINIUM UNIT NUMBERED 12001-514 IN THE COLUMBIA TOWERS CONDOMINIUM AS ESTABLISHED PURSUANT TO DECLARATION MADE BY COLUMBIA TOWERS LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, DATED AUGUST 12, 1975, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 4677 AT FOLIO 70, ET SEQ. AND PURSUANT TO THE PLATS AND PLANS FOR COLUMBIA TOWERS CONDOMINIUM, AS PER PLAT RECORDED IN CONDOMINIUM .PLAT BOOK 16 AS PLATS NUMBERED 1591 THROUGH 1604, BOTH INCLUSIVE.

The property will be sold in an "AS IS WHERE IS" condition without either express or implied warranty or representation, including but not limited to the description, fitness for a particular purpose or use, structural integrity, physical condition, construction, extent of construction, workmanship, materials, liability, zoning, subdivision, environmental condition, merchantability, compliance with building or housing codes or other laws, ordinances or regulations, or other similar matters, and subject to easements, agreements and restrictions of record which affect the same, if any. The property will be sold subject to all conditions, liens, restrictions and agreements of record affecting same including any condominium and of HOA assessments pursuant to Md Real Property Article 11-110.

TERMS OF SALE: A deposit of $20,000.00 PAYABLE ONLY BY certified funds, shall be required at the time of sale. CASH WILL NOT BE AN ACCEPTABLE FORM OF DEPOSIT. The balance of the purchase price with interest at 5.5% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale. There will be no abatement of interest for any reason. Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser. There will be no abatement of taxes, public charges and special or regular assessments for any reason. If applicable, condominium and/or homeowner association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited, and the property may be resold at risk and costs of the defaulting purchaser and the purchaser agrees to pay reasonable attorneys' fees for the Substitute trustees, plus all cost incurred, if the Substitute Trustee's have filed the appropriate motion with the Court to resell the property. The purchasers waives personal service of any papers filed in connection with such a motion and expressly agrees to The purchaser agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is return of the deposit.

The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into a repayment agreement, reinstated, or paid off the loan prior to sale. In any such event, this sale shall be null and void, and the Purchaser's sol remedy, in law or equity, shall be the return of the deposit without interest. Trustee's File No. (83177)

Robert A. Jones, et al SUBSTITUTE TRUSTEES

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Dec 19,26,Jan 2 2025 0012477196

851 Prince Georges County

TRUSTEE'S SALE
6927 Ironbridge Lane, Laurel, MD 20707

Trustee's Sale of valuable fee simple property improved by premises known as 6927 Ironbridge Lane, Laurel, MD 20707. By virtue of the power and authority contained in a Deed of Trust, dated March 12, 2007, and recorded in Liber 27623 at Page 549 among the land records of the County of Prince George's, in the original principal amount of $640,000.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF PRINCE GEORGE'S, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on **January 21, 2025 at 2:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 10-3415361

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 18-278978.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP,
Mailing Address: 10130 Perimeter Parkway, Suite 400,
Charlotte, North Carolina 28216
(410) 769-9797

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Jan 2,9,16 2025 0012479135

Did you *hear* The Post today?
Washington Post podcasts go with you everywhere
Politics • History • Culture • More
wpost.com/podcasts
S0108 2x2

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5616 EMERSON ST HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust dated February 2, 2006, recorded in Liber 24682, Folio 454 among the Land Records of Prince George's County, MD, with an original principal balance of $279,200.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 22, 2025 AT 11:38 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 370744-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Jan 2,9,16 2025 0012480514

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7716 NALLEY COURT LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated November 14, 2006, recorded in Liber 26953, Folio 206 among the Land Records of Prince George's County, MD, with an original principal balance of $200,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 22, 2025 AT 11:40 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 368492-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Jan 2,9,16 2025 0012480515

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9624 STUART LANE
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated July 22, 2022, recorded in Liber 47997, Folio 422 among the Land Records of Prince George's County, MD, with an original principal balance of $540,292.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 22, 2025 AT 11:34 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $52,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 372604-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Jan 2,9,16 2025 0012480511

---

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8823 MAPLE AVENUE
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated September 2, 2021, recorded in Liber 46733, Folio 609 among the Land Records of Prince George's County, MD, with an original principal balance of $363,298.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 22, 2025 AT 11:36 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 369998-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Jan 2,9,16 2025 0012480512

---

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5815 FOLGATE COURT
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated May 24, 2023, recorded in Liber 48926, Folio 597 among the Land Records of Prince George's County, MD, with an original principal balance of $297,511.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 22, 2025 AT 11:28 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 371248-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Jan 2,9,16 2025 0012480507

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10403 FAIRLAKES TERRACE
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated December 14, 2006, recorded in Liber 27866, Folio 515 among the Land Records of Prince George's County, MD, with an original principal balance of $339,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 22, 2025 AT 11:30 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 130940-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Jan 2,9,16 2025 0012480509

---

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7226 DONNELL PLACE, UNIT #D1
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated July 8, 2005, recorded in Liber 22972, Folio 72 among the Land Records of Prince George's County, MD, with an original principal balance of $100,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 22, 2025 AT 11:26 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit numbered and lettered 7726-D1 in Holly Hill Condominium and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $9,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 363821-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Jan 2,9,16 2025 0012480506

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

15312 MAPLE DRIVE
ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Leroy Williams Jr. dated April 26, 2010 and recorded in Liber 31666, folio 257 and re-recorded in Liber 48596, Folio 82 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 22, 2025 AT 11:23 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #05-0386763.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-002387-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Jan 2,9,16 2025 0012480368

---

851 Prince Georges County

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2714 HOLLYWELL COURT
MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust from David F. Nsimbo dated November 29, 2006 and recorded in Liber 26897, folio 182 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 22, 2025 AT 11:19 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #13-3622867.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $40,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-001801-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Jan 2,9,16 2025 0012480365

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

13010 GERRY ROAD
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Elizabeth M. Mudd dated May 25, 2023 and recorded in Liber 48910, folio 447 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 22, 2025 AT 11:17 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #05-0346973.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 23-001796-MD-F-2.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Jan 2,9,16 2025 0012480364

---

851 Prince Georges County

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

13818 GULLIVERS TRAIL
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Crystal Jeffries a/k/a Crystal G. Jeffries dated April 20, 2006 and recorded in Liber 25068, folio 528 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 22, 2025 AT 11:15 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #14-1638329.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-001607-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 26,Jan 2,9 2025 0012480105

851 Prince Georges County

Offit Kurman, Attorneys at Law
7501 Wisconsin Avenue, Suite 1000W
Bethesda, Maryland 20814
202-900-8595

TRUSTEES' SALE
RESIDENTIAL DWELLING

608 60TH AVENUE
FAIRMOUNT HEIGHTS, MD 20743

Under and by virtue of the power of sale contained in that certain Deed of Trust (Purchase Money) from The Nelson Housing Group LLC, a Maryland limited liability company to Jung Kim, Esquire and Frances Wilburn, Esquire, Trustees, in trust, for the benefit of Clear Sky Financial, LLC, a Virginia limited liability company dated November 28, 2023, recorded among the land records of Prince George's County, Maryland at Book 49878, Page 343, default having occurred under the terms thereof and at the request of the party secured thereby, the undersigned Trustees, will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on **January 14, 2025 at 10:35 A.M.** the property described in said Loan Documents and more particularly described below.

The Land referred to herein is situated in the County of Prince George's, State of Maryland, and is described as follows: Lots 10 and 11 in Block "L" of the subdivision known as "Fairmont Heights" per plat recorded in Plat Records of Prince George's County, Maryland in Plat Book A, Folio 6774.

FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 608 60th Avenue, Fairmount Heights, MD 20743

Tax ID #: 18-2068641

TERMS OF SALE: The Property will be sold in "AS IS, WHERE IS" condition, without recourse. Neither the Trustees, the noteholder secured by the Loan Documents, the Auctioneer, nor any of their respective agents, successors or assigns (collectively, the "Selling Parties") make any representations or warranties, express or implied, with respect to the Property, or any tenancies or parties in possession, including without limitation, the description, use, size, structural integrity, physical condition, construction, extent of construction, workmanship, materials, habitability, subdivision, zoning, environmental condition, compliance with building codes or other laws (such as Americans with Disabilities Act), ordinances or regulations, fitness for a particular purpose, or merchantability of all or any part of the Property. The purchaser waives and releases the Selling Parties from any and all claims the purchaser and/or the purchaser's successors and assigns may now have or may have in the future relating to the condition of the Property, including but not limited to the environmental condition thereof. The purchaser shall assume all risk of loss or damage to the Property after the time of the foreclosure sale. The Property will be sold subject to all tenancies, parties in possession, conditions, regulations, orders, ordinances and laws, as well as restrictions, judgments, liens, assessments, outstanding taxes and all other charges, utility charges, matters, and agreements of record affecting same, if any, which the successful bidder(s), in addition to paying the bid price, will be required to pay and/or otherwise satisfy. The Property will be sold subject to any building or housing violations, easements, agreements, restrictions, terms, rights of way, filed and unfiled mechanics' and materialmen's liens, covenants, conditions, rights of redemption, and all other encumbrances having priority over the Loan Documents, if any, lawfully affecting the Property whether or not of record, including but not limited to environmental conditions (including without limitation possible wetlands, riparian rights, critical or protected areas, and the presence of protected or endangered species) and all applicable federal, state and local laws, ordinances and regulations lawfully affecting the Property. All interested bidders are encouraged to contact the appropriate governmental authorities prior to the sale date regarding the permitted uses of the Property and the requirements, if any, for construction, completion and/or development.

The Trustee(s) shall be entitled to remove the Property from sale prior to bidding, and reject any and all bids. A deposit of $20,000.00 in the form of certified check or cashier's check shall be paid to the Trustee(s) at the time and place of sale. The deposit must be increased to 10% of the winning bid amount and delivered to the Trustees within one (1) business day after the date of the auction in the same form of funds as the initial deposit. Failure to timely tender the deposit or increased deposit shall constitute a material default by the purchaser. Whenever the purchaser is also the noteholder secured by the Loan Documents, payment of the required deposit(s) and the purchase price is made by crediting the amount thereof to the indebtedness. The balance of the purchase price shall be paid in cash or certified check at settlement, which shall be no later than fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, unless said period is extended by the Trustees, their successors or assigns, for good cause shown, determined in Trustees sole and absolute discretion, with no obligation to extend, time otherwise being of the essence; otherwise, in addition to other remedies available to the Trustees, whether at law or in equity, the Trustees may, at their election, declare the deposit forfeited and resell the Property at the risk and cost of the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the Property. The purchaser hereby agrees that in the event of any litigation between any of the Selling Parties and the purchaser related to the Property, the purchaser shall immediately pay on demand the reasonable attorney's fees and costs incurred by the Selling Parties in such action. Interest at the rate equal to the rate at which interest is currently accruing on the Note, shall be paid on the unpaid purchase price from the date of sale to the date of closing. All outstanding real property taxes, and water rent on an annual basis, including any sanitary and/or county or metropolitan district charges and any other municipal charges, utility charges, whether incurred prior to or after the sale shall be assumed and paid by purchaser. Cost of all documentary stamps, transfer taxes, recordation taxes, (including any agricultural transfer tax), recording fees, document preparation, title insurance and any and all other costs or charges of settlement shall be borne solely by the purchaser. The purchaser shall be responsible for obtaining possession from anyone in possession of the Property. Conveyance of the Property shall be by Trustees' Deed, without covenant or warranty, express or implied, unless otherwise required by statute, court rule or the Loan Documents. In the event the Trustees are unable for any reason to convey title, the purchaser's sole remedy at law or in equity shall be to request and to receive a return of the deposit. Upon a return of the deposit, this sale shall be void and of no effect and the purchaser shall have no further claim against the Selling Parties.

This advertisement, as amended or supplemented by any oral announcements during the conduct of the sale, constitutes the Trustees' entire terms upon which such premises shall be offered for sale.

All information herein contained is believed to be accurate but is not guaranteed.

Jung Kim, Esquire and Frances Wilburn, Esquire, Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

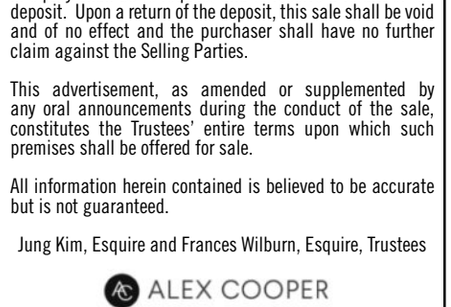
Dec 26,Jan 2,9 2025 0012480160

Try new foods

Search our database of tested recipes by ingredient or name.

washingtonpost.com/recipes

The Washington Post



S0115-2x3.75

851 Prince Georges County

McMichael Taylor Gray LLC
7470 New Technology Way, Suite P
Frederick, MD 21703
470-480-1820

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

7123 LORY LANE
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated December 13, 2006, recorded in Liber 26947, Folio 509 among the Land Records of Prince George's County, MD, with an original principal balance of $92,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 14, 2025 AT 10:50 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #20-2252260.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale.

Terms of Sale: A deposit of $14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 24-001164-02)

Diana Theologou, et al., Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 26,Jan 2,9 2025 0012480102

McMichael Taylor Gray LLC
7470 New Technology Way, Suite P
Frederick, MD 21703
470-480-1820

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

5007 WEST LANHAM DRIVE
HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated December 19, 2006, recorded in Liber 26995, Folio 493 among the Land Records of Prince George's County, MD, with an original principal balance of $260,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 14, 2025 AT 10:48 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #20-2237279.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 23-000506-01)
The property will be sold subject to a 120 day right of redemption by the Internal Revenue Service.

Diana Theologou, et al., Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 26,Jan 2,9 2025 0012480101

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

51 JOYCETON WAY
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated August 14, 2015, recorded in Liber 37374, Folio 517 among the Land Records of Prince George's County, MD, with an original principal balance of $194,413.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 14, 2025 AT 11:10 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 361162-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 26,Jan 2,9 2025 0012479991

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

5205 TROTTERS GLEN DRIVE
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated January 26, 2009, recorded in Liber 30358, Folio 471 among the Land Records of Prince George's County, MD, with an original principal balance of $435,953.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 14, 2025 AT 11:08 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 105790-3)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 26,Jan 2,9 2025 0012479990

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

1801 SOUTHWOOD COURT
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated October 10, 2006, recorded in Liber 26726, Folio 490 among the Land Records of Prince George's County, MD, with an original principal balance of $935,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 14, 2025 AT 11:04 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $56,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 100898-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 26,Jan 2,9 2025 0012479988

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

6306 BALFOUR DRIVE
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated August 2, 2007, recorded in Liber 28413, Folio 165 among the Land Records of Prince George's County, MD, with an original principal balance of $316,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 14, 2025 AT 11:06 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $49,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 191130-3)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 26,Jan 2,9 2025 0012479989

851 Prince Georges County

Offit Kurman, Attorneys at Law
7501 Wisconsin Avenue, Suite 1000W
Bethesda, Maryland 20814
202-900-8595

TRUSTEES' SALE
RESIDENTIAL DWELLING

8511 CUNNINGHAM DRIVE
BERWYN HEIGHTS, MD 20740

Under and by virtue of the power of sale contained in that certain Second Deed of Trust from Tamela A. Burns to Jung Kim, Esquire and Frances Wilburn, Esquire, Trustees, in trust, for the benefit of Jacknin, LLC, a Virginia limited liability company dated December 14, 2023, recorded among the land records of Prince George's County, Maryland at Book 49417, Page 341, default having occurred under the terms thereof and at the request of the party secured thereby, the undersigned Trustees, will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on **January 7, 2025 at 11:10 am** the property described in said Loan Documents and more particularly described below.

Lot numbered seven (7) in the Block numbered nineteen (19) in the subdivision known as "CHARLTON HEIGHTS", also known of record as "BERWYN HEIGHTS" as per plat thereof recorded in Plat Book J.W.B. No. 10, Plat 309, re-recorded in Plat Book A, folio 53, one of the Land Records for Prince George's County, Maryland. Being the same property conveyed by deed dated December 30, 1946 and recorded in Liber 892 at folio 462.

The improvements thereon being known as 8511 Cunningham Drive, Berwyn Heights, Maryland 20740.

Tax ID# 21-2419851

The property will be sold subject to a prior deed of trust.

TERMS OF SALE: The Property will be sold in "AS IS, WHERE IS" condition, without recourse. Neither the Trustees, the noteholder secured by the Loan Documents, the Auctioneer, nor any of their respective agents, successors or assigns (collectively, the "Selling Parties") make any representations or warranties, express or implied, with respect to the Property, or any tenancies or parties in possession, including without limitation, the description, use, size, structural integrity, physical condition, construction, extent of construction, workmanship, materials, habitability, subdivision, zoning, environmental condition, compliance with building codes or other laws (such as Americans with Disabilities Act), ordinances or regulations, fitness for a particular purpose, or merchantability of all or any part of the Property. The purchaser waives and releases the Selling Parties from any and all claims the purchaser and/or the purchaser's successors and assigns may now have or may have in the future relating to the condition of the Property, including but not limited to the environmental condition thereof. The purchaser shall assume all risk of loss or damage to the Property after the time of the foreclosure sale. The Property will be sold subject to all tenancies, parties in possession, conditions, regulations, orders, ordinances and laws, as well as restrictions, judgments, liens, assessments, outstanding taxes and all other charges, utility charges, matters, and agreements of record affecting same, if any, which the successful bidder(s), in addition to paying the bid price, will be required to pay and/or otherwise satisfy. The Property will be sold subject to any building or housing violations, easements, agreements, restrictions, terms, rights of way, filed and unfiled mechanics' and materialmen's liens, covenants, conditions, rights of redemption, and all other encumbrances having priority over the Loan Documents, if any, lawfully affecting the Property whether or not of record, including but not limited to environmental conditions (including without limitation possible wetlands, riparian rights, critical or protected areas, and the presence of protected or endangered species) and all applicable federal, state and local laws, ordinances and regulations lawfully affecting the Property. All interested bidders are encouraged to contact the appropriate governmental authorities prior to the sale date regarding the permitted uses of the Property and the requirements, if any, for construction, completion and/or development.

The Trustee(s) shall be entitled to remove the Property from sale prior to bidding, and reject any and all bids. A deposit of $10,000 in the form of certified check or cashier's check shall be paid to the Trustee(s) at the time and place of sale. Whenever the purchaser is also the noteholder secured by the Loan Documents, payment of the required deposit(s) and the purchase price is made by crediting the amount thereof to the indebtedness. The balance of the purchase price shall be paid in cash or certified check at settlement, which shall be no later than fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, unless said period is extended by the Trustees, their successors or assigns, for good cause shown, determined in Trustees sole and absolute discretion, with no obligation to extend, time otherwise being of the essence; otherwise, in addition to other remedies available to the Trustees, whether at law or in equity, the Trustees may, at their election, declare the deposit forfeited and resell the Property at the risk and cost of the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the Property. The purchaser hereby agrees that in the event of any litigation between any of the Selling Parties and the purchaser related to the Property, the purchaser shall immediately pay on demand the reasonable attorney's fees and costs incurred by the Selling Parties in such action. Interest at the rate equal to the rate at which interest is currently accruing on the Note, shall be paid on the unpaid purchase price from the date of sale to the date of closing. All outstanding real property taxes, and water rent on an annual basis, including any sanitary and/or county or metropolitan district charges and any other municipal charges, utility charges, whether incurred prior to or after the sale shall be assumed and paid by purchaser. Cost of all documentary stamps, transfer taxes, recordation taxes, (including any agricultural transfer tax), recording fees, document preparation, title insurance and any and all other costs or charges of settlement shall be borne solely by the purchaser. The purchaser shall be responsible for obtaining possession from anyone in possession of the Property. Conveyance of the Property shall be by Trustees' Deed, without covenant or warranty, express or implied, unless otherwise required by statute, court rule or the Loan Documents. In the event the Trustees are unable for any reason to convey title, the purchaser's sole remedy at law or in equity shall be to request and to receive a return of the deposit. Upon a return of the deposit, this sale shall be void and of no effect and the purchaser shall have no further claim against the Selling Parties.

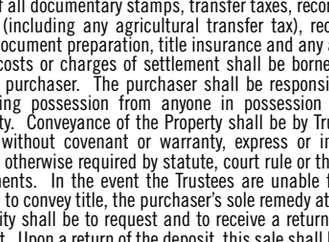
This advertisement, as amended or supplemented by any oral announcements during the conduct of the sale, constitutes the Trustees' entire terms upon which such premises shall be offered for sale.

All information herein contained is believed to be accurate but is not guaranteed.

Jung Kim, Esquire and Frances Wilburn, Esquire, Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479921



picnic or **movie?**

Stay one step ahead
of the weather with the
Capital Weather Gang

wpost.com/news/capital-weather-gang

@capitalweather

S0141 2x4

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7805 DEN MEADE AVENUE I/R/T/A 7805 DEN MEAD AVENUE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated July 28, 2006, recorded in Liber 26569, Folio 132 among the Land Records of Prince George's County, MD, with an original principal balance of $356,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2025 AT 12:04 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 178312-1)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479346

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5205 DOPPLER STREET CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Rodney D. Simms dated July 12, 2006 and recorded in Liber 28460, folio 667 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 14, 2025 AT 11:20 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #18-2017028.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-001014-MD-F-1.
The property will be sold subject to a 120 day right of redemption by the Internal Revenue Service.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 26,Jan 2,9 2025 0012479534

---

851 Prince Georges County

Piel Law Firm, LLC
502 Washington Avenue, Suite 730
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF RESIDENTIAL REAL PROPERTY

13006 LEDO CREEK TERRACE BELTSVILLE, MARYLAND 20705

Under and by virtue of the power of sale contained in that certain Purchase Money Deed of Trust executed by, among others, Tayaa Mraihi and dated February 27, 2006, and recorded among the Land Records of Prince George's County, Maryland, at Liber 24715, folio 141 (the "Deed of Trust"), the holder of the indebtedness secured by the Deed of Trust (the "Noteholder") having subsequently appointed Hunter C. Piel and Scott B. Wheat (collectively, the "Substitute Trustees") as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of Prince George's County, Maryland for the purposes therein contained, default having occurred under the terms of the Deed of Trust, the Substitute Trustees will offer for sale at public auction to the highest qualified bidder at the front steps of the Circuit Court for Prince George's County, located at 14735 Main Street, Upper Marlboro, Maryland 20772, on:

Tuesday, January 7, 2025
at 11:05 a.m.

ALL OF THAT real property being situate in Prince George's County, Maryland, and the improvements thereon (collectively, the "Property"), in fee simple, being more particularly described in the Deed of Trust, and generally known 13006 Ledo Creek Terrace, Beltsville, Maryland 20705.

TERMS OF SALE: A deposit in the amount of Fifteen Thousand Dollars ($15,000.00), payable in cash, certified check, or other form acceptable to the Substitute Trustees, in their sole and absolute discretion, will be required of the purchaser(s) at the time and place of sale. The deposit must be increased to 10% of the purchase price within two (2) business days, and delivered to the office of the Substitute Trustees in the same form as the initial deposit. The balance of the purchase price shall be due in cash or by certified check with interest on the unpaid balance of the purchase price at the rate of ten percent (10%) per annum from the date of sale to and including the date of settlement. In the event the Noteholder, or an affiliate thereof, is the successful bidder at the sale, such party will not be required to make a deposit or to pay interest on the unpaid purchase money. Taxes, water charges, ground rent, if any, and all other municipal charges and liens owed against the Property shall be the sole responsibility of the purchaser(s) and shall be paid for by the purchaser(s) at settlement. In addition, all other charges, expenses and liens owed against the Property including, but not limited to, all condominium fees and expenses and public charges and assessments owed against the Property and payable on an annual basis, such as sanitary and/or metropolitan district charges, if any, shall also be the responsibility of the purchaser(s) and shall be paid by the purchaser(s) at settlement. The Substitute Trustees reserve the right to reject any and all bids, and to extend the time for settlement, if applicable. In the event taxes or other municipal charges owing on or with respect to the Property have been prepaid they shall be adjusted at settlement between the Substitute Trustees and the purchaser(s) to the date of the foreclosure sale.

The Property will be sold in an "AS IS" condition and without any warranties or representations, either express or implied, as to the nature, condition or description of the improvements. In addition, the Property will also be sold subject to all existing housing, building and zoning code violations, subject to all critical area and wetland violations, subject to all environmental problems and violations which may exist on or with respect to the Property, and subject to all matters and restrictions of record affecting the same, if any. The purchaser(s) at the foreclosure sale shall assume the risk of loss for the above-referenced Property immediately after the sale takes place. It shall be the purchaser(s)' responsibility to obtain possession of the Property following ratification of the sale by the Circuit Court for Prince George's County, Maryland.

The Property will be sold subject to all of the following that are not extinguished as a matter of law by the foreclosure sale: all easements, conditions, liens, restrictions, rights of redemption, covenants, encumbrances, ground rents, ground leases, such state of facts that an accurate survey or physical inspection of the Property might disclose, and agreements of record affecting the same, if any.

The purchaser(s) shall pay all documentary stamps, state and local transfer taxes, recordation taxes and fees, title examination costs, attorneys' fees, conveyance fees and all other incidental settlement costs. The purchaser(s) shall settle and comply with the sale terms within twenty (20) days following the final ratification of sale by the Circuit Court for Prince George's County, Maryland, unless said period is extended by the Substitute Trustees for good cause shown. Time is of the essence.

In the event the purchaser(s) fails to go to settlement as required, in addition to any other legal or equitable remedies available, the Substitute Trustees may, without further order of the court, declare the aforementioned deposit forfeited and resell the Property at the purchaser's sole risk and expense. In such event, the defaulting purchaser(s) shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of both sales, reasonable attorneys' fees, all other charges due, and incidental damages. The parties' respective rights and obligations regarding the terms of sale and the conduct of the sale shall be governed by and interpreted according to the laws of the State of Maryland.

If the Substitute Trustees are unable to convey the Property as described above, the purchaser(s)' sole remedy at law or in equity shall be limited to the refund of the aforementioned deposit, without interest thereon. Upon refund of the deposit to the purchaser(s), the sale shall be void and of no effect, and the purchaser(s) shall have no further claim against the Substitute Trustees or the Noteholder.

The information contained herein was obtained from sources deemed to be reliable, but is offered for informational purposes only. The Auctioneer, the Noteholder and the Substitute Trustees do not make any representations or warranties with respect to the accuracy of this information.

Hunter C. Piel,
Scott B. Wheat
Substitute Trustees

For further information, contact:
Hunter C. Piel, Esquire
Piel Law Firm, LLC
502 Washington Avenue, Suite 730
Towson, Maryland 21204
(410) 849-4888

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479505

picnic or movie?

Stay one step ahead
of the weather with the
Capital Weather Gang

wpost.com/news/capital-weather-gang

@capitalweather

S0141 2x4

---

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1327 EASTERN AVENUE CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated August 11, 2006, recorded in Liber 26744, Folio 216 among the Land Records of Prince George's County, MD, with an original principal balance of $102,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2025 AT 12:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $8,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 360192-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479344

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

11819 CAPSTAN DRIVE UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated March 15, 2006, recorded in Liber 24739, Folio 362 among the Land Records of Prince George's County, MD, with an original principal balance of $624,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2025 AT 12:02 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $46,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 86603-4)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479345

---

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1700 LEE ROAD FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated May 6, 2005, recorded in Liber 26089, Folio 671 among the Land Records of Prince George's County, MD, with an original principal balance of $454,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2025 AT 11:52 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $43,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 367495-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479340

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5203 ADDISON ROAD CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated March 16, 2018, recorded in Liber 40806, Folio 459 among the Land Records of Prince George's County, MD, with an original principal balance of $199,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2025 AT 11:58 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 347808-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479343

---

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4701 PISTACHIO LANE CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated August 3, 2007, recorded in Liber 28429, Folio 211 among the Land Records of Prince George's County, MD, with an original principal balance of $206,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2025 AT 11:48 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 362701-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479338

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2711 EDFELDT DRIVE DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated July 25, 2019, recorded in Liber 42439, Folio 328 among the Land Records of Prince George's County, MD, with an original principal balance of $294,566.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2025 AT 11:50 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 371475-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479339

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**5155 CLACTON AVENUE, UNIT #55
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated May 27, 2005, recorded in Liber 22808, Folio 350 among the Land Records of Prince George's County, MD, with an original principal balance of $127,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2025 AT 11:44 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit numbered 55, in a horizontal property of Condominium Regime known as "Andrews Village Condominium" and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 363089-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479336

---

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**5201 WHEELER ROAD
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust dated May 31, 2006, recorded in Liber 25419, Folio 290 among the Land Records of Prince George's County, MD, with an original principal balance of $265,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2025 AT 11:46 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 371429-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479337

---

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**12710 LUNAN ROAD
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated July 17, 2015, recorded in Liber 37284, Folio 197 among the Land Records of Prince George's County, MD, with an original principal balance of $235,554.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2025 AT 11:40 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 363367-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479334

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**9208 FAIRLANE PLACE
LAUREL, MD 20708**

Under a power of sale contained in a certain Deed of Trust dated July 21, 2006, recorded in Liber 26087, Folio 101 among the Land Records of Prince George's County, MD, with an original principal balance of $312,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2025 AT 11:42 AM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 204957-2)

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479335

---

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**4601 MARGIE COURT
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated April 13, 2011, recorded in Liber 32725, Folio 149 among the Land Records of Prince George's County, MD, with an original principal balance of $251,811.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2025 AT 11:34 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 360308-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479332

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**5208 CUMBERLAND STREET
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated March 13, 2006, recorded in Liber 25677, Folio 653 among the Land Records of Prince George's County, MD, with an original principal balance of $330,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2025 AT 11:36 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 370856-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479333

---

851 Prince Georges County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**4015 FOX GATE LANE
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated December 30, 2005, recorded in Liber 24320, Folio 4 among the Land Records of Prince George's County, MD, with an original principal balance of $428,450.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2025 AT 11:30 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $37,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 40364-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479330

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**5605 WINDSOR COURT
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated August 7, 2003, recorded in Liber 18418, Folio 508 among the Land Records of Prince George's County, MD, with an original principal balance of $196,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2025 AT 11:32 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 368222-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479331

---

851 Prince Georges County

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3602 WOOD CREEK DRIVE
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust from Brian A. Taylor and Aisha S. Fleming dated February 6, 2006 and recorded in Liber 24727, folio 663 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2025 AT 11:25 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #06-0591594.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-002401-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479308

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6905 WOODSTREAM TURN
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust from Melvin Miles and Phyllis Miles dated May 13, 2006 and recorded in Liber 25879, folio 731 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2025 AT 11:21 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #14-1688787.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 24-002939-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479306

851 Prince Georges County

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

**MORTGAGEE'S SALE
OF IMPROVED REAL PROPERTY**

**4000 74TH AVENUE
HYATTSVILLE, MD 20784**

Pursuant to the power of sale contained in a Mortgage from Estate of Frances G. Draughan n/k/a Frances G. McCahon, Estate of William F. Draughan and Estate of Paul A. McCahon, dated May 21, 1998 and recorded in Liber 12204, Folio 200 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Attorneys for the Mortgagee will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2025 AT 11:17 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Mortgage. Tax ID #02-0112136.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate of the Mortgage from the date of sale to the date funds are received in the office of the Attorneys for the Mortgagee. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The mortgage holder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges and ground rent, to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale forward. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Attorneys for the Mortgagee are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, the deposit shall be forfeited, to the Attorneys for the Mortgagee for application against all expenses, attorney's fees and the full commission on the sale price of the above-scheduled foreclosure sale. In the event of default, all expenses of this sale (including attorney's fees and the full commission on the gross sale price of this sale) shall be charged against and paid out of the forfeited deposit. The Attorneys for the Mortgagee may then re-advertise and resell the property at the risk and expense of the defaulting purchaser or may avail themselves of any legal or equitable remedies against the defaulting purchaser without reselling the property. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Attorneys for the Mortgagee and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Attorneys' file number 21-001048-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al.,
Attorneys for the Mortgagee

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479304

**TRUSTEE'S SALE
2909 Mueserbush Court, Lanham, MD 20706**

Trustee's Sale of valuable fee simple property improved by premises known as 2909 Mueserbush Court, Lanham, MD 20706. By virtue of the power and authority contained in a Deed of Trust, dated August 25, 2006, and recorded in Liber 26257 at Page 136 among the land records of the COUNTY OF PRINCE GEORGE'S, in the original principal amount of $241,400.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF PRINCE GEORGE'S, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on **January 21, 2025 at 2:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 13-1462753

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 10-183242P.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP,
Mailing Address: 10130 Perimeter Parkway, Suite 400,
Charlotte, North Carolina 28216
(410) 769-9797

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Jan 2,9,16 2025 0012478205

851 Prince Georges County

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

**SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY**

**10201 PINE MEADOWS LANE
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Lumbus T. Burrell and Faitafa C. Burrell dated January 4, 2007 and recorded in Liber 27093, folio 518 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 7, 2025 AT 11:15 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #15-1739945.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $43,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-002286-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479302

**TRUSTEE'S SALE
4413 34th Street, Brentwood, MD 20722**

Trustee's Sale of valuable fee simple property improved by premises known as 4413 34th Street, Brentwood, MD 20722. By virtue of the power and authority contained in a Deed of Trust, dated March 10, 2004, and recorded in Liber 19644 at Page 583 among the land records of the County of Prince Georges, in the original principal amount of $90,803.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY of PRINCE GEORGES, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on **January 21, 2025 at 2:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 17-1864792

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 22-292266.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP,
Mailing Address: 10130 Perimeter Parkway, Suite 400,
Charlotte, North Carolina 28216
(410) 769-9797

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Jan 2,9,16 2025 0012478207

851 Prince Georges County

**IN THE CIRCUIT COURT FOR
THE COUNTY OF
PRINCE GEORGE'S,
MARYLAND**

**WILLIAM M. SAVAGE, et al.
Trustee(s)
Plaintiff(s)**

vs.

**ABOUBACAR KABA
BINTOU BAYOU
Defendant(s)
Mortgagor(s)**

CIVIL NO: CAEF22-25454

NOTICE

NOTICE IS HEREBY GIVEN, this **23 day of December, 2024** by the Circuit Court for the County of Prince George's, Maryland and by the authority thereof, that the sale made by William M. Savage and Gregory N. Britto, Trustees, of the Real Property designated as **7209 Oakley Road, Glenn Dale, MD 20769**, and reported in the above entitled cause, will be finally ratified and confirmed, unless cause to the contrary thereof be shown on or before the **23 day of January, 2025** next; provided a copy of this order be inserted m THE WASHINGTON POST, 1150 15th Street, Washington DC, MD published in said County of Prince George's once a week for three successive weeks before the **23 day of January 2025**. The report states the amount of the sale to be **$768,414.22**.

Mahasin El Amin
CLERK OF THE CIRCUIT
COURT FOR COUNTY OF
PRINCE GEORGE'S

Trustees File#:21-289022

Jan 2,9,16 2025 0012480650

851 Prince Georges County

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**

**Diane S. Rosenberg
Mark D. Meyer**
4340 East West Highway,
Suite 600
Bethesda, MD 20814
**Substitute Trustee
Plaintiff(s)**

V.

**Eloise King Johns
Alphonzo W Johns
1409 Aragona Blvd
Fort Washington, MD 20744
Defendant(s)**

Case No. CAEF17-16664

NOTICE

Notice is hereby given this **23 day of December, 2024** by the Circuit Court for Prince George's County, Maryland, that the sale of **1409 Aragona Blvd, Fort Washington, MD 20744**, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the **23 day of January, 2025**, provided a copy of this notice be inserted in The Washington Post a daily newspaper printed in said County, once in each of three successive weeks before the **23 day of January, 2025**. The Report of Sale states the amount of the foreclosure sale price to be **$601,000.00**.

Mahasin El Amin
Clerk of the Circuit Court
Prince George's County,
Maryland

FILE NUMBER:22-000823-MD-F-1

Jan 2,9,16 2025 0012480649

851 Prince Georges County

Robertson, Anschutz, Schneid & Crane, LLC
11350 McCormick Road, EP 1, Suite 302
Hunt Valley, MD 21031
470-321-7112

**TRUSTEES' SALE OF
VALUABLE FEE SIMPLE PROPERTY**
KNOWN AS
**10711 FEATHERSTONE DRIVE
FORT WASHINGTON, MD 20744**

Under a power of sale contained in that Deed of Trust dated January 17, 2007, and recorded in Liber 27237, folio 184, of the land records of PRINCE GEORGE'S COUNTY , with an original principal balance of $396,000.00, default having occurred under the terms thereof, the appointed Substitute Trustees will offer for sale at public auction at THE PRINCE GEORGE'S COUNTY COURTHOUSE LOCATED AT FRONT OF THE DUVAL WING OF THE COURTHOUSE COMPLEX 14735 MAIN ST, UPPER MARLBORO, MD 20772 ON,

JANUARY 13, 2025 at 2:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND together with any buildings or improvements thereon situated in PRINCE GEORGE'S COUNTY, MD, located at the above address and more fully described in the aforementioned Deed of Trust.

TAX ID# - 05-0304758

The property and improvements will be sold in an "AS IS" physical condition without warranty of any kind and subject to all conditions, restrictions and agreements of record affecting the same, including any condominium or homeowners association assessments pursuant to MD Real Property Article Â§ 11-110 and Â§ 11B-117 .

TERMS OF SALE: A non-refundable bidder's deposit of $43,000.00 by cashier's/certified check or such other form as the Substitute Trustee may determine, in their sole discretion, required at time of sale except for the party secured by the Deed of Trust. Risk of loss on purchaser from date and time of auction. The balance of the purchase price together with interest thereon at 6.875% per annum from date of sale to receipt of purchase price by Substitute Trustees must be paid by cashier's check within 10 days after final ratification of sale. The noteholder shall not be obligated to pay interest if it is the purchaser. There will be no abatement of interest due from the purchaser in the event that additional funds are tendered before settlement or if settlement is delayed for any reason. All real estate taxes and other public charges and/or assessments to be adjusted as of the date of sale and thereafter assumed by purchaser. If applicable, any condominium and/or homeowners association dues and assessments that may become due after the date of sale shall be purchaser's responsibility. Purchaser shall pay all transfer, documentary and recording taxes/fees and all other settlement costs. Purchaser is responsible for obtaining possession of the property. Time is of the essence for the purchaser. If purchaser defaults, deposit will be forfeited and property resold at the risk and cost of the defaulting purchaser who shall be liable for any deficiency in the purchase price and all costs, expenses and attorney's fees of both sales. If Substitute Trustees do not convey title for any reason, purchaser's sole remedy is return of deposit without interest. This sale is subject to post-sale audit of the status of the loan secured by the Deed of Trust including but not limited to determining whether prior to sale a bankruptcy was filed; forbearance, repayment or other agreement was entered into; or loan was reinstated or paid off. In any such event this sale shall be null and void and purchaser's sole remedy shall be return of deposit without interest. File No. (24-186884)

KEITH YACKO, DAVID WILLIAMSON,
Substitute Trustees

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Dec 26,Jan 2,9 2025 0012478109

Robertson, Anschutz, Schneid & Crane, LLC
11350 McCormick Road, EP 1, Suite 302
Hunt Valley, MD 21031
470-321-7112

**TRUSTEES' SALE OF
VALUABLE FEE SIMPLE PROPERTY**
KNOWN AS
**1836 METZEROTT RD APT 1511
ADELPHI, MD 20783**

Under a power of sale contained in that Deed of Trust dated October 20, 2021, and recorded in Liber 46521, folio 74, of the land records of PRINCE GEORGE'S COUNTY , with an original principal balance of $97,500.00, default having occurred under the terms thereof, the appointed Substitute Trustees will offer for sale at public auction at THE PRINCE GEORGE'S COUNTY COURTHOUSE LOCATED AT FRONT OF THE DUVAL WING OF THE COURTHOUSE COMPLEX 14735 MAIN ST, UPPER MARLBORO, MD 20772 ON,

JANUARY 13, 2025 at 2:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND together with any buildings or improvements thereon situated in PRINCE GEORGE'S COUNTY, MD, located at the above address and more fully described in the aforementioned Deed of Trust.

TAX ID# - 17-1934413

The property and improvements will be sold in an "AS IS" physical condition without warranty of any kind and subject to all conditions, restrictions and agreements of record affecting the same, including any condominium or homeowners association assessments pursuant to MD Real Property Article Â§ 11-110 and Â§ 11B-117 .

TERMS OF SALE: A non-refundable bidder's deposit of $9,000.00 by cashier's/certified check or such other form as the Substitute Trustee may determine, in their sole discretion, required at time of sale except for the party secured by the Deed of Trust. Risk of loss on purchaser from date and time of auction. The balance of the purchase price together with interest thereon at 4.75% per annum from date of sale to receipt of purchase price by Substitute Trustees must be paid by cashier's check within 10 days after final ratification of sale. The noteholder shall not be obligated to pay interest if it is the purchaser. There will be no abatement of interest due from the purchaser in the event that additional funds are tendered before settlement or if settlement is delayed for any reason. All real estate taxes and other public charges and/or assessments to be adjusted as of the date of sale and thereafter assumed by purchaser. If applicable, any condominium and/or homeowners association dues and assessments that may become due after the date of sale shall be purchaser's responsibility. Purchaser shall pay all transfer, documentary and recording taxes/fees and all other settlement costs. Purchaser is responsible for obtaining possession of the property. Time is of the essence for the purchaser. If purchaser defaults, deposit will be forfeited and property resold at the risk and cost of the defaulting purchaser who shall be liable for any deficiency in the purchase price and all costs, expenses and attorney's fees of both sales. If Substitute Trustees do not convey title for any reason, purchaser's sole remedy is return of deposit without interest. This sale is subject to post-sale audit of the status of the loan secured by the Deed of Trust including but not limited to determining whether prior to sale a bankruptcy was filed; forbearance, repayment or other agreement was entered into; or loan was reinstated or paid off. In any such event this sale shall be null and void and purchaser's sole remedy shall be return of deposit without interest. File No. (24-219313)

KEITH YACKO, DAVID WILLIAMSON,
Substitute Trustees

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Dec 26,Jan 2,9 2025 0012478110

851 Prince Georges County

Brock and Scott, PLLC
5431 Oleander Drive
Wilmington NC, 28403

**SUBSTITUTE TRUSTEES' SALE OF
VALUABLE FEE SIMPLE PROPERTY**
KNOWN AS
**3465 Regency Pkwy
District Heights, MD 20747**

Under and by virtue of the power of sale contained in a certain Deed of Trust to DAVID E. WATERS AND ANTHONY B. OLMERT SR, Trustee(s), dated May 24, 2019, and recorded among the Land Records of PRINCE GEORGE'S COUNTY, MARYLAND in Liber 42180 , folio 457 , the holder of the indebtedness secured by this Deed of Trust having appointed the undersigned Substitute Trustees, by instrument duly recorded among the aforesaid Land Records, default having occurred under the terms thereof, and at the request of the party secured thereby, the undersigned Substitute Trustee will offer for sale at public auction at THE PRINCE GEORGE'S COUNTY COURTHOUSE LOCATED AT FRONT OF THE DUVAL WING OF THE COURTHOUSE COMPLEX 14735 MAIN ST, UPPER MARLBORO, MD 20772 ON,

JANUARY 13, 2025 at 10:00 AM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in PRINCE GEORGE'S COUNTY, MD and described as follows:

LOT NUMBERED TWENTY-ONE (21) IN BLOCK LETTERED "A", IN THE SUBDIVISION KNOWN AS "PLAT ONE, SECTION ONE, REGENCY TOWNS", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK 125 AT PLAT 34. BEING IN THE 6TH ELECTION DISTRICT OF SAID COUNTY. THE IMPROVEMENTS THEREON BEING KNOWN AS 3465 REGENCY PARKWAY, DISTRICT HEIGHTS, MD 20747.

Property is subject to a IRS Right of Redemption.

The property will be sold in an "AS IS WHERE IS" condition without either express or implied warranty or representation, including but not limited to the description, fitness for a particular purpose or use, structural integrity, physical condition, construction, extent of construction, workmanship, materials, liability, zoning, subdivision, environmental condition, merchantability, compliance with building or housing codes or other laws, ordinances or regulations, or other similar matters, and subject to easements, agreements and restrictions of record which affect the same, if any. The property will be sold subject to all conditions, liens, restrictions and agreements of record affecting same including any condominium and of HOA assessments pursuant to Md Real Property Article 11-110.

TERMS OF SALE: A deposit of $22,000.00 payable in certified check or by a cashier's check will be required from purchaser at time of sale, balance in immediately available funds upon final ratification of sale by the Circuit Court of PRINCE GEORGE'S COUNTY, MARYLAND interest to be paid at the rate of 4.625% on unpaid purchase money from date of sale to date of settlement. The secured party herein, if a bidder, shall not be required to post a deposit. Third party purchaser (excluding the secured party) will be required to complete full settlement of the purchase of the property within TEN (10) CALENDAR DAYS of the ratification of the sale by the Circuit Court otherwise the purchaser's deposit shall be forfeited and the property will be resold at the risk and expense, of the defaulting purchaser. All other public charges and private charges or assessments, including water/sewer charges, ground rent, taxes if any, to be adjusted to date of sale. Cost of all documentary stamps and transfer taxes and all other costs incident to the settlement shall be borne by the purchaser. If applicable, condominium and/or homeowner association dues and assessments will be adjusted to date of sale. If the sale is rescinded or not ratified for any reason, including post sale lender audit, or the Substitute Trustees are unable to convey insurable title or a resale is to take place for any reason, the purchaser(s) sole remedy in law or equity shall be limited to the refund of the aforementioned deposit. The purchaser waives all rights and claims against the Substitute Trustees whether known or unknown. These provisions shall survive settlement Upon refund of the deposit, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. The sale is subject to post-sale review of the status of the loan and that if any agreement to cancel the sale was entered into by the lender and borrower prior to the sale then the sale is void and the purchaser's deposit shall be refunded without interest. Additional terms and conditions, if applicable, maybe announced at the time and date of sale. Sale is subject to the attestation by the Borrower in accordance with Section 5.A of the Governor's order of 10.16.2020. File No. (22-03548)

JOHN ANSELL, JEREMY B. WILKINS,
ROBERT A. OLIVERI, AMANDA DRISCOLE,
PAUL HEINMULLER, JOHN C. HANRAHAN,
KRISTOPHER HAWKINS, Substitute Trustees

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Dec 26,Jan 2,9 2025 0012477833

Robertson, Anschutz, Schneid & Crane, LLC
11350 McCormick Road, EP 1, Suite 302
Hunt Valley, MD 21031
470-321-7112

**TRUSTEES' SALE OF
VALUABLE FEE SIMPLE PROPERTY**
KNOWN AS
**5408 21ST PLACE
HYATTSVILLE, MD 20782**

Under a power of sale contained in that Deed of Trust dated November 29, 2007, and recorded in Liber 29072, folio 546, of the land records of PRINCE GEORGE'S COUNTY , with an original principal balance of $544,185.00, default having occurred under the terms thereof, the appointed Substitute Trustees will offer for sale at public auction at THE PRINCE GEORGE'S COUNTY COURTHOUSE LOCATED AT FRONT OF THE DUVAL WING OF THE COURTHOUSE COMPLEX 14735 MAIN ST, UPPER MARLBORO, MD 20772 ON,

JANUARY 13, 2025 at 2:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND together with any buildings or improvements thereon situated in PRINCE GEORGE'S COUNTY, MD, located at the above address and more fully described in the aforementioned Deed of Trust.

TAX ID# - 17-1912120

The property and improvements will be sold in an "AS IS" physical condition without warranty of any kind and subject to all conditions, restrictions and agreements of record affecting the same, including any condominium or homeowners association assessments pursuant to MD Real Property Article Â§ 11-110 and Â§ 11B-117 .

TERMS OF SALE: A non-refundable bidder's deposit of $33,500.00 by cashier's/certified check or such other form as the Substitute Trustee may determine, in their sole discretion, required at time of sale except for the party secured by the Deed of Trust. Risk of loss on purchaser from date and time of auction. The balance of the purchase price together with interest thereon at 4.4% per annum from date of sale to receipt of purchase price by Substitute Trustees must be paid by cashier's check within 10 days after final ratification of sale. The noteholder shall not be obligated to pay interest if it is the purchaser. There will be no abatement of interest due from the purchaser in the event that additional funds are tendered before settlement or if settlement is delayed for any reason. All real estate taxes and other public charges and/or assessments to be adjusted as of the date of sale and thereafter assumed by purchaser. If applicable, any condominium and/or homeowners association dues and assessments that may become due after the date of sale shall be purchaser's responsibility. Purchaser shall pay all transfer, documentary and recording taxes/fees and all other settlement costs. Purchaser is responsible for obtaining possession of the property. Time is of the essence for the purchaser. If purchaser defaults, deposit will be forfeited and property resold at the risk and cost of the defaulting purchaser who shall be liable for any deficiency in the purchase price and all costs, expenses and attorney's fees of both sales. If Substitute Trustees do not convey title for any reason, purchaser's sole remedy is return of deposit without interest. This sale is subject to post-sale audit of the status of the loan secured by the Deed of Trust including but not limited to determining whether prior to sale a bankruptcy was filed; forbearance, repayment or other agreement was entered into; or loan was reinstated or paid off. In any such event this sale shall be null and void and purchaser's sole remedy shall be return of deposit without interest. File No. (23-134948)

KEITH YACKO, DAVID WILLIAMSON,
Substitute Trustees

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Dec 26,Jan 2,9 2025 0012478107

851 Prince Georges County

Brock and Scott, PLLC
5431 Oleander Drive
Wilmington NC, 28403

**SUBSTITUTE TRUSTEES' SALE OF
VALUABLE FEE SIMPLE PROPERTY**
KNOWN AS
**15306 Maple Drive
Accokeek, MD 20607**

Under and by virtue of the power of sale contained in a certain Deed of Trust to FIDELITY NATIONAL TITLE COMPANY, Trustee(s), dated November 25, 2015, and recorded among the Land Records of PRINCE GEORGE'S COUNTY, MARYLAND in Liber 37711 , folio 477 , the holder of the indebtedness secured by this Deed of Trust having appointed the undersigned Substitute Trustees, by instrument duly recorded among the aforesaid Land Records, default having occurred under the terms thereof, and at the request of the party secured thereby, the undersigned Substitute Trustee will offer for sale at public auction at THE PRINCE GEORGE'S COUNTY COURTHOUSE LOCATED AT FRONT OF THE DUVAL WING OF THE COURTHOUSE COMPLEX 14735 MAIN ST, UPPER MARLBORO, MD 20772 ON,

JANUARY 13, 2025 at 10:00 AM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in PRINCE GEORGE'S COUNTY, MD and described as follows:

ALL THAT LOT OF GROUND SITUATE IN THE COUNTY OF PRINCE GEORGE'S STATE OF MARYLAND AND DESCRIBED AS FOLLOWS, THAT IS TO SAY: PART OF LOT 65 IN THE SUBDIVISION KNOWN AS ACCO PARK, AS PER PLAT RECORDED IN PLAT BOOK WWW21, AT PLAT 52, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING FOR THE SAME AT THE NORTHEAST CORNER OF LOT 68 AND THE NORTHWEST CORNER OF LOT 65 THENCE RUNNING WITH THE DIVISION LINE BETWEEN SAID LOTS SOUTH 07 DEGREES 21 MINUTES 30 SECONDS WEST 96.79 FEET THENCE LEAVING SAID DIVISION LINE AND RUNNING THROUGH LOT 65 SOUTH 87 DEGREES 54 MINUTES EAST 18.55 FEET THENCE NORTH 07 DEGREES 21 MINUTES 30 SECONDS EAST 95.09 FEET THENCE WITH THE DIVISION LINE BETWEEN LOT 65 AND LOT 66 NORTH 82 DEGREES 38 MINUTES 30 SECONDS WEST 18.47 FEET TO THE PLACE OF THE BEGINNING, CONTAINING 1,772 SQUARE FEET. AND ALSO, LOT 68 IN SAID SUBDIVISION SAVING AND EXPECTING HERE FROM ALL THAT PIECE OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS : BEGINNING FOR THE SAME AT THE SOUTHWEST CORNER OF LOT 68 SAID BEGINNING POINT BEING ON THE EAST SIDE OF MAPLE DRIVE THENCE WITH THE EAST SIDE OF MAPLE SIDE OF MAPLE DRIVE NORTH 01 DEGREE 49 MINUTES 2.31 FEET THENCE LEAVING MAPLE DRIVE AND RUNNING THROUGH LOT 68 THENCE WITH THE OUTLINES SOUTH 07 DEGREES 21 MINUTES 30 SECONDS WEST 18.21 FEET THENCE NORTH 82 DEGREES 38 MINUTES 30 SECONDS WEST 172.21 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.772 SQUARE FEET.

The property will be sold in an "AS IS WHERE IS" condition without either express or implied warranty or representation, including but not limited to the description, fitness for a particular purpose or use, structural integrity, physical condition, construction, extent of construction, workmanship, materials, liability, zoning, subdivision, environmental condition, merchantability, compliance with building or housing codes or other laws, ordinances or regulations, or other similar matters, and subject to easements, agreements and restrictions of record which affect the same, if any. The property will be sold subject to all conditions, liens, restrictions and agreements of record affecting same including any condominium and of HOA assessments pursuant to Md Real Property Article 11-110.

TERMS OF SALE: A deposit of $17,500.00 payable in certified check or by a cashier's check will be required from purchaser at time of sale, balance in immediately available funds upon final ratification of sale by the Circuit Court of PRINCE GEORGE'S COUNTY, MARYLAND interest to be paid at the rate of 3.125% on unpaid purchase money from date of sale to date of settlement. The secured party herein, if a bidder, shall not be required to post a deposit. Third party purchaser (excluding the secured party) will be required to complete full settlement of the purchase of the property within TEN (10) CALENDAR DAYS of the ratification of the sale by the Circuit Court otherwise the purchaser's deposit shall be forfeited and the property will be resold at the risk and expense, of the defaulting purchaser. All other public charges and private charges or assessments, including water/sewer charges, ground rent, taxes if any, to be adjusted to date of sale. Cost of all documentary stamps and transfer taxes and all other costs incident to the settlement shall be borne by the purchaser. If applicable, condominium and/or homeowner association dues and assessments will be adjusted to date of sale. If the sale is rescinded or not ratified for any reason, including post sale lender audit, or the Substitute Trustees are unable to convey insurable title or a resale is to take place for any reason, the purchaser(s) sole remedy in law or equity shall be limited to the refund of the aforementioned deposit. The purchaser waives all rights and claims against the Substitute Trustees whether known or unknown. These provisions shall survive settlement Upon refund of the deposit, this sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. The sale is subject to post-sale review of the status of the loan and that if any agreement to cancel the sale was entered into by the lender and borrower prior to the sale then the sale is void and the purchaser's deposit shall be refunded without interest. Additional terms and conditions, if applicable, maybe announced at the time and date of sale. Sale is subject to the attestation by the Borrower in accordance with Section 5.A of the Governor's order of 10.16.2020. File No. (22-10547)

JOHN ANSELL, JEREMY B. WILKINS,
ROBERT A. OLIVERI, AMANDA DRISCOLE,
PAUL HEINMULLER, JOHN C. HANRAHAN,
KRISTOPHER HAWKINS, Substitute Trustees

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Dec 26,Jan 2,9 2025 0012477836

**TRUSTEE'S SALE
10909 Phillips Dr., Upper Marlboro, MD 20772**

Trustee's Sale of valuable fee simple property improved by premises known as 10909 Phillips Dr., Upper Marlboro, MD 20772. By virtue of the power and authority contained in a Deed of Trust, dated August 21, 2015, and recorded in Liber 37415 at Page 217 among the land records of the County of Prince George's, in the original principal amount of $274,928.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF PRINCE GEORGE'S, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on **January 21, 2025 at 2:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 11-1171834

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 19-279559.

William M. Savage, et al., Substitute Trustees.

LOGS LEGAL GROUP LLP,
Mailing Address: 10130 Perimeter Parkway, Suite 400,
Charlotte, North Carolina 28216
(410) 769-9797

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Jan 2,9,16 2025 0012478206

851 Prince Georges County | 851 Prince Georges County

Robertson, Anschutz, Schneid & Crane, LLC
11350 McCormick Road, EP 1, Suite 302
Hunt Valley, MD 21031
470-321-7112

TRUSTEES' SALE OF
VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
2320 WOODBERRY ST
HYATTSVILLE, MD 20782

Under a power of sale contained in that Deed of Trust dated June 27, 2005, and recorded in Liber 22979, folio 224, of the land records of PRINCE GEORGE'S COUNTY , with an original principal balance of $280,000.00, default having occurred under the terms thereof, the appointed Substitute Trustees will offer for sale at public auction at THE PRINCE GEORGE'S COUNTY COURTHOUSE LOCATED AT FRONT OF THE DUVAL WING OF THE COURTHOUSE COMPLEX 14735 MAIN ST, UPPER MARLBORO, MD 20772 ON,

JANUARY 13, 2025 at 2:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND together with any buildings or improvements thereon situated in PRINCE GEORGE'S COUNTY, MD, located at the above address and more fully described in the aforementioned Deed of Trust.

TAX ID# - 17-1917988

The property and improvements will be sold in an "AS IS" physical condition without warranty of any kind and subject to all conditions, restrictions and agreements of record affecting the same, including any condominium or homeowners association assessments pursuant to MD Real Property Article Â§ 11-110 and Â§ 11B-117 .

TERMS OF SALE: A non-refundable bidder's deposit of $22,500.00 by cashier's/certified check or such other form as the Substitute Trustee may determine, in their sole discretion, required at time of sale except for the party secured by the Deed of Trust. Risk of loss on purchaser from date and time of auction. The balance of the purchase price together with interest thereon at 4.125% per annum from date of sale to receipt of purchase price by Substitute Trustees must be paid by cashier's check within 10 days after final ratification of sale. The noteholder shall not be obligated to pay interest if it is the purchaser. There will be no abatement of interest due from the purchaser in the event that additional funds are tendered before settlement or if settlement is delayed for any reason. All real estate taxes and other public charges and/or assessments to be adjusted as of the date of sale and thereafter assumed by purchaser. If applicable, any condominium and/or homeowners association dues and assessments that may become due after the date of sale shall be purchaser's responsibility. Purchaser shall pay all transfer, documentary and recording taxes/fees and all other settlement costs. Purchaser is responsible for obtaining possession of the property. Time is of the essence for the purchaser. If purchaser defaults, deposit will be forfeited and property resold at the risk and cost of the defaulting purchaser who shall be liable for any deficiency in the purchase price and all costs, expenses and attorney's fees of both sales. If Substitute Trustees do not convey title for any reason, purchaser's sole remedy is return of deposit without interest. This sale is subject to post-sale audit of the status of the loan secured by the Deed of Trust including but not limited to determining whether prior to sale a bankruptcy was filed; forbearance, repayment or other agreement was entered into; or loan was reinstated or paid off. In any such event this sale shall be null and void and purchaser's sole remedy shall be return of deposit without interest. File No. (22-070438)

KEITH YACKO, DAVID WILLIAMSON,
Substitute Trustees

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Dec 26,Jan 2,9 2025 0012477600

TRUSTEE'S SALE
2546 Iverson St, Temple Hills, MD 20748

Trustee's Sale of valuable fee simple property improved by premises known as 2546 Iverson St, Temple Hills, MD 20748. By virtue of the power and authority contained in a Deed of Trust, dated May 25, 1995, and recorded in Liber 10168 at Page 294 among the land records of the County of Prince George's, in the original principal amount of $58,200.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF PRINCE GEORGE'S, at the front of the Duval Wing of the Courthouse Complex located at 14735 Main Street, Upper Marlboro, Maryland 20772, on **January 7, 2025 at 2:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 06-0517193

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 8.5% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 18-279079.

William M. Savage, et al., Substitute Trustees.

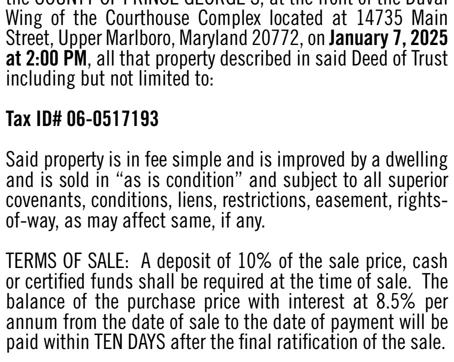
LOGS LEGAL GROUP LLP,
Mailing Address: 10130 Perimeter Parkway, Suite 400,
Charlotte, North Carolina 28216
(410) 769-9797

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Dec 19,26,Jan 2 2025 0012477112

Give the gift of information
Gift subscriptions
washingtonpost.com/my-post
The Washington Post
S0390-1x1

Manage your print subscription!
wapo.st/my-post
S0435_1x1



Washington Post newsletters deliver more of what you're looking for.
Discover and subscribe for free at
washingtonpost.com/newsletters
S0114 2x4

852 Anne Arundel County | 852 Anne Arundel County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

10 STEVENS ROAD
GLEN BURNIE, MD 21060

Under a power of sale contained in a certain Deed of Trust dated July 28, 2008, recorded in Liber 20356, Folio 170 among the Land Records of Anne Arundel County, MD, with an original principal balance of $447,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JANUARY 22, 2025 AT 9:27 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 368725-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Jan 2,9,16 2025 0012480398

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

117 SUNLIGHT CIRCLE
GLEN BURNIE, MD 21061

Under a power of sale contained in a certain Deed of Trust from Franklin M. Machen, Sr. dated March 15, 2021 and recorded in Liber 36893, folio 210 among the Land Records of Anne Arundel County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JANUARY 14, 2025 AT 9:15 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #05-757-90037100.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Anne Arundel County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 24-003211-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 26,Jan 2,9 2025 0012480104

852 Anne Arundel County | 852 Anne Arundel County

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

225 THREE RIVERS ROAD
HARWOOD, MD 20776

Under a power of sale contained in a certain Deed of Trust from James W. Weaverling and Marie A. Weaverling dated December 15, 2003 and recorded in Liber 14333, folio 33 among the Land Records of Anne Arundel County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JANUARY 22, 2025 AT 9:19 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #01-000-05286250.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Anne Arundel County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 23-001499-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Jan 2,9,16 2025 0012480361

TRUSTEE'S SALE
31 Deale Road, Tracys Landing, MD 20779

Trustee's Sale of valuable fee simple property improved by premises known as 31 Deale Road, Tracys Landing, MD 20779. By virtue of the power and authority contained in a Deed of Trust, dated November 12, 2004, and recorded in Liber 15649 at Page 257 among the land records of the **County of Anne Arundel,** in the original principal amount of $295,000.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the COUNTY OF ANNE ARUNDEL, at 8 Church Circle, Annapolis, Maryland, on **January 21, 2025 at 4:00 PM**, all that property described in said Deed of Trust including but not limited to:

Tax ID# 08-000-00403500

Said property is in fee simple and is improved by a dwelling and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 23-293253.

William M. Savage, et al.,
Substitute Trustees.

LOGS LEGAL GROUP LLP,
Mailing Address: 10130 Perimeter Parkway,
Suite 400,
Charlotte, North Carolina 28216
(410) 769-9797

A181, A316, A311, A183, A425, A426, A461, A463, A508

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Jan 2,9,16 2025 0012479507

sweater or **tank top?**
Stay one step ahead of the weather with the
Capital Weather Gang
wpost.com/news/capital-weather-gang
@capitalweather
S0141 2x3

852 Anne Arundel County | 852 Anne Arundel County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

9 HAMPTON ROAD
LINTHICUM HEIGHTS, MD 21090

Under a power of sale contained in a certain Deed of Trust dated September 5, 2006, recorded in Liber 18250, Folio 613 among the Land Records of Anne Arundel County, MD, with an original principal balance of $290,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JANUARY 7, 2025 AT 9:32 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 364470-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479319

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

720 OLD DONALDSON AVENUE
SEVERN, MD 21144

Under a power of sale contained in a certain Deed of Trust from Michael Arbogast and Kathy Barney dated November 22, 2016 and recorded in Liber 30603, folio 1 among the Land Records of Anne Arundel County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JANUARY 22, 2025 AT 9:15 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #04-000-00103600 and #04-000-90016198.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Anne Arundel County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 22-002234-MD-F-2.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Jan 2,9,16 2025 0012480359

852 Anne Arundel County | 852 Anne Arundel County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

1335 HAWK HOLLOW DRIVE
CROFTON, MD 21114

Under a power of sale contained in a certain Deed of Trust dated November 12, 2021, recorded in Liber 38047, Folio 337 among the Land Records of Anne Arundel County, MD, with an original principal balance of $450,907.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JANUARY 22, 2025 AT 9:29 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $42,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 368832-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Jan 2,9,16 2025 0012480400

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

17 ELLIOTT ROAD
ANNAPOLIS, MD 21403

Under a power of sale contained in a certain Deed of Trust from Jonathan MacMaster dated September 8, 2022 and recorded in Liber 39166, folio 12 among the Land Records of Anne Arundel County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JANUARY 22, 2025 AT 9:17 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #06-000-06776030 and #06-000-06776500.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Anne Arundel County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 23-002123-MD-F-2.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Jan 2,9,16 2025 0012480360

852 Anne Arundel County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1002 ROSEDALE AVENUE GLEN BURNIE, MD 21061

Under a power of sale contained in a certain Deed of Trust dated October 9, 2020, recorded in Liber 35456, Folio 493 among the Land Records of Anne Arundel County, MD, with an original principal balance of $95,300.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JANUARY 7, 2025 AT 9:30 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 372167-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479318

852 Anne Arundel County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1010 GENERALS HIGHWAY CROWNSVILLE, MD 21032

Under a power of sale contained in a certain Deed of Trust dated March 31, 2004, recorded in Liber 14778, Folio 143 among the Land Records of Anne Arundel County, MD, with an original principal balance of $218,100.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JANUARY 7, 2025 AT 9:28 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 325591-4)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479317

852 Anne Arundel County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

114 CRANES CROOK LANE ANNAPOLIS, MD 21401

Under a power of sale contained in a certain Deed of Trust dated August 31, 2015, recorded in Liber 28831, Folio 157 among the Land Records of Anne Arundel County, MD, with an original principal balance of $68,600.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JANUARY 7, 2025 AT 9:26 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 372000-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479316

852 Anne Arundel County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

952 PRINCETON TERRACE GLEN BURNIE, MD 21060

Under a power of sale contained in a certain Deed of Trust dated December 24, 2009, recorded in Liber 21921, Folio 162 among the Land Records of Anne Arundel County, MD, with an original principal balance of $219,474.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JANUARY 7, 2025 AT 9:24 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 367157-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479314

852 Anne Arundel County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3347 OLD LINE AVENUE LAUREL, MD 20724

Under a power of sale contained in a certain Deed of Trust dated June 3, 2016, recorded in Liber 29664, Folio 159 among the Land Records of Anne Arundel County, MD, with an original principal balance of $206,196.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JANUARY 7, 2025 AT 9:20 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Anne Arundel County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 370719-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

LICENSE NOS. A000113, A000176, A000177, A000193, A000424, A000479, A000507, A000508

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479311

Robertson, Anschutz, Schneid & Crane, LLC
11350 McCormick Road, EP 1, Suite 302
Hunt Valley, MD 21031
470-321-7112

TRUSTEES' SALE OF VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
7141 HUMMINGBIRD DR Glen Burnie, MD 21060

Under a power of sale contained in that Deed of Trust dated October 18, 2021, and recorded in Liber 37823, folio 410, of the land records of ANNE ARUNDEL COUNTY , with an original principal balance of $422,211.00, default having occurred under the terms thereof, the appointed Substitute Trustees will offer for sale at public auction at THE ANNE ARUNDEL COUNTY COURTHOUSE LOCATED AT 8 CHURCH CIR, ANNAPOLIS, MD 21401 ON,

JANUARY 13, 2025 at 4:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND together with any buildings or improvements thereon situated in ANNE ARUNDEL COUNTY, MD, located at the above address and more fully described in the aforementioned Deed of Trust.

TAX ID# - 03-797-90228255

The property and improvements will be sold in an "AS IS" physical condition without warranty of any kind and subject to all conditions, restrictions and agreements of record affecting the same, including any condominium or homeowners association assessments pursuant to MD Real Property Article Â§ 11-110 and Â§ 11B-117 .

TERMS OF SALE: A non-refundable bidder's deposit of $40,000.00 by cashier's/certified check or such other form as the Substitute Trustee may determine, in their sole discretion, required at time of sale except for the party secured by the Deed of Trust. Risk of loss on purchaser from date and time of auction. The balance of the purchase price together with interest thereon at 2.5% per annum from date of sale to receipt of purchase price by Substitute Trustees must be paid by cashier's check within 10 days after final ratification of sale. The noteholder shall not be obligated to pay interest if it is the purchaser. There will be no abatement of interest due from the purchaser in the event that additional funds are tendered before settlement or if settlement is delayed for any reason. All real estate taxes and other public charges and/or assessments to be adjusted as of the date of sale and thereafter assumed by purchaser. If applicable, any condominium and/or homeowners association dues and assessments that may become due after the date of sale shall be purchaser's responsibility. Purchaser shall pay all transfer, documentary and recording taxes/fees and all other settlement costs. Purchaser is responsible for obtaining possession of the property. Time is of the essence for the purchaser. If purchaser defaults, deposit will be forfeited and property resold at the risk and cost of the defaulting purchaser who shall be liable for any deficiency in the purchase price and all costs, expenses and attorney's fees of both sales. If Substitute Trustees do not convey title for any reason, purchaser's sole remedy is return of deposit without interest. This sale is subject to post-sale audit of the status of the loan secured by the Deed of Trust including but not limited to determining whether prior to sale a bankruptcy was filed; forbearance, repayment or other agreement was entered into; or loan was reinstated or paid off. In any such event this sale shall be null and void and purchaser's sole remedy shall be return of deposit without interest. File No. (24-204899)

KEITH YACKO, DAVID WILLIAMSON,
Substitute Trustees

A181, A316, A311, A183, A425, A426, A461, A463, A508

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Dec 26,Jan 2,9 2025 0012478630

Robertson, Anschutz, Schneid & Crane, LLC
11350 McCormick Road, EP 1, Suite 302
Hunt Valley, MD 21031
470-321-7112

TRUSTEES' SALE OF VALUABLE LEASEHOLD PROPERTY
KNOWN AS
907 PRINCETON TERRACE GLEN BURNIE, MD 21060

Under a power of sale contained in that Deed of Trust dated February 29, 2008, and recorded in Liber 19989, folio 277, of the land records of ANNE ARUNDEL COUNTY , with an original principal balance of $297,000.00, default having occurred under the terms thereof, the appointed Substitute Trustees will offer for sale at public auction at THE ANNE ARUNDEL COUNTY COURTHOUSE LOCATED AT 8 CHURCH CIR, ANNAPOLIS, MD 21401 ON,

JANUARY 13, 2025 at 4:00 PM

ALL THAT LEASEHOLD LOT OF GROUND together with any buildings or improvements thereon situated in ANNE ARUNDEL COUNTY, MD, located at the above address and more fully described in the aforementioned Deed of Trust.
TAX ID# - 05-765-16196590

SUBJECT TO THE PAYMENT OF THE ANNUAL RENT OF $150.00 PAYABLE HALF-YEARLY ON THE 24TH DAYS OF FEBRUARY AND AUGUST EACH AND EVERY YEAR.

The property and improvements will be sold in an "AS IS" physical condition without warranty of any kind and subject to all conditions, restrictions and agreements of record affecting the same, including any condominium or homeowners association assessments pursuant to MD Real Property Article Â§ 11-110 and Â§ 11B-117 .

TERMS OF SALE: A non-refundable bidder's deposit of $27,500.00 by cashier's/certified check or such other form as the Substitute Trustee may determine, in their sole discretion, required at time of sale except for the party secured by the Deed of Trust. Risk of loss on purchaser from date and time of auction. The balance of the purchase price together with interest thereon at 5.625% per annum from date of sale to receipt of purchase price by Substitute Trustees must be paid by cashier's check within 10 days after final ratification of sale. The noteholder shall not be obligated to pay interest if it is the purchaser. There will be no abatement of interest due from the purchaser in the event that additional funds are tendered before settlement or if settlement is delayed for any reason. All real estate taxes and other public charges and/or assessments to be adjusted as of the date of sale and thereafter assumed by purchaser. If applicable, any condominium and/or homeowners association dues and assessments that may become due after the date of sale shall be purchaser's responsibility. Purchaser shall pay all transfer, documentary and recording taxes/fees and all other settlement costs. Purchaser is responsible for obtaining possession of the property. Time is of the essence for the purchaser. If purchaser defaults, deposit will be forfeited and property resold at the risk and cost of the defaulting purchaser who shall be liable for any deficiency in the purchase price and all costs, expenses and attorney's fees of both sales. If Substitute Trustees do not convey title for any reason, purchaser's sole remedy is return of deposit without interest. This sale is subject to post-sale audit of the status of the loan secured by the Deed of Trust including but not limited to determining whether prior to sale a bankruptcy was filed; forbearance, repayment or other agreement was entered into; or loan was reinstated or paid off. In any such event this sale shall be null and void and purchaser's sole remedy shall be return of deposit without interest. File No. (24-206948)

KEITH YACKO, DAVID WILLIAMSON,
Substitute Trustees

A181, A316, A311, A183, A425, A426, A461, A463, A508

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Dec 26,Jan 2,9 2025 0012477890

Samuel I. White, P.C.
448 VIKING DRIVE, SUITE 350
VIRIGINA BEACH, VA 23452

SUBSTITUTE TRUSTEES' SALE OF VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
1585 Colony Road Pasadena, MD 21122

Under and by virtue of the power of sale contained in a certain Deed of Trust to ANDREW N. LOCK AND WILLIAM T. MORRISON, Trustee(s), dated May 24, 2013, and recorded among the Land Records of ANNE ARUNDEL COUNTY, MARYLAND in Liber 26187, folio 0041, the holder of the indebtedness secured by this Deed of Trust having appointed the undersigned Substitute Trustees, by instrument duly recorded among the aforesaid Land Records, default having occurred under the terms thereof, and at the request of the party secured thereby, the undersigned Substitute Trustee will offer for sale at public auction at THE ANNE ARUNDEL COUNTY COURTHOUSE LOCATED AT 8 CHURCH CIR, ANNAPOLIS, MD 21401 ON,

JANUARY 13, 2025 at 10:00 AM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in ANNE ARUNDEL COUNTY, MD and described as follows:

BEING KNOWN AND DESIGNATED AS LOT NO. 140 AS SHOWN ON A CERTAIN PLAT ENTITLED, "REVISED PLAT I ROCK CREEK PARK, FOXWELL AND FOXWELL, INC., 3RD DISTRICT OF ANNE ARUNDEL COUNTY, MARYLAND", WHICH SAID PLAT HAS BEEN DULY RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN PLAT CAB. NO. 4, ROD G-6, PLAT NO. 7, NEW PLAT REFERENCE BEING PLAT BOOK NO. 24, FOLIO 13. THE IMPROVEMENTS THEREON BEING KNOWN AS 1585 COLONY ROAD, PASADENA, MD 21122

The property will be sold in an "AS IS WHERE IS" condition without either express or implied warranty or representation, including but not limited to the description, fitness for a particular purpose or use, structural integrity, physical condition, construction, extent of construction, workmanship, materials, liability, zoning, subdivision, environmental condition, merchantability, compliance with building or housing codes or other laws, ordinances or regulations, or other similar matters, and subject to easements, agreements and restrictions of record which affect the same, if any. The property will be sold subject to all conditions, liens, restrictions and agreements of record affecting same including any condominium and of HOA assessments pursuant to Md Real Property Article 11-110.

TERMS OF SALE: A deposit of $20,000.00 PAYABLE ONLY BY certified funds, shall be required at the time of sale. CASH WILL NOT BE AN ACCEPTABLE FORM OF DEPOSIT. The balance of the purchase price with interest at 3.75% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale. There will be no abatement of interest for any reason. Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser. There will be no abatement of taxes, public charges and special or regular assessments for any reason. If applicable, condominium and/or homeowner association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited, and the property may be resold at risk and costs of the defaulting purchaser and the purchaser agrees to pay reasonable attorneys' fees for the Substitute trustees, plus all cost incurred, if the Substitute Trustee's have filed the appropriate motion with the Court to resell the property. The purchasers waives personal service of any papers filed in connection with such a motion and expressly agrees to The purchaser agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is return of the deposit.

The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into a repayment agreement, reinstated, or paid off the loan prior to sale. In any such event, this sale shall be null and void, and the Purchaser's sol remedy, in law or equity, shall be the return of the deposit without interest. Trustee's File No. (83752)

Robert A. Jones, et al SUBSTITUTE TRUSTEES

A181, A316, A311, A183, A425, A426, A461, A463, A508

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Dec 26,Jan 2,9 2025 0012478103

852 Anne Arundel County

Robertson, Anschutz, Schneid & Crane, LLC
11350 McCormick Road, EP 1, Suite 302
Hunt Valley, MD 21031
470-321-7112

TRUSTEES' SALE OF VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
786 JENNIE DRIVE SEVERN, MD 21144

Under a power of sale contained in that Deed of Trust dated December 21, 2015, and recorded in Liber 29202, folio 498, of the land records of ANNE ARUNDEL COUNTY , with an original principal balance of $299,250.00, default having occurred under the terms thereof, the appointed Substitute Trustees will offer for sale at public auction at THE ANNE ARUNDEL COUNTY COURTHOUSE LOCATED AT 8 CHURCH CIR, ANNAPOLIS, MD 21401 ON,

JANUARY 13, 2025 at 4:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND together with any buildings or improvements thereon situated in ANNE ARUNDEL COUNTY, MD, located at the above address and more fully described in the aforementioned Deed of Trust.

TAX ID# - 4435-0557-4840

The property and improvements will be sold in an "AS IS" physical condition without warranty of any kind and subject to all conditions, restrictions and agreements of record affecting the same, including any condominium or homeowners association assessments pursuant to MD Real Property Article Â§ 11-110 and Â§ 11B-117 .

TERMS OF SALE: A non-refundable bidder's deposit of $28,000.00 by cashier's/certified check or such other form as the Substitute Trustee may determine, in their sole discretion, required at time of sale except for the party secured by the Deed of Trust. Risk of loss on purchaser from date and time of auction. The balance of the purchase price together with interest thereon at 4.375% per annum from date of sale to receipt of purchase price by Substitute Trustees must be paid by cashier's check within 10 days after final ratification of sale. The noteholder shall not be obligated to pay interest if it is the purchaser. There will be no abatement of interest due from the purchaser in the event that additional funds are tendered before settlement or if settlement is delayed for any reason. All real estate taxes and other public charges and/or assessments to be adjusted as of the date of sale and thereafter assumed by purchaser. If applicable, any condominium and/or homeowners association dues and assessments that may become due after the date of sale shall be purchaser's responsibility. Purchaser shall pay all transfer, documentary and recording taxes/fees and all other settlement costs. Purchaser is responsible for obtaining possession of the property. Time is of the essence for the purchaser. If purchaser defaults, deposit will be forfeited and property resold at the risk and cost of the defaulting purchaser who shall be liable for any deficiency in the purchase price and all costs, expenses and attorney's fees of both sales. If Substitute Trustees do not convey title for any reason, purchaser's sole remedy is return of deposit without interest. This sale is subject to post-sale audit of the status of the loan secured by the Deed of Trust including but not limited to determining whether prior to sale a bankruptcy was filed; forbearance, repayment or other agreement was entered into; or loan was reinstated or paid off. In any such event this sale shall be null and void and purchaser's sole remedy shall be return of deposit without interest. File No. (23-108395)

KEITH YACKO, DAVID WILLIAMSON,
Substitute Trustees

A181, A316, A311, A183, A425, A426, A461, A463, A508

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Dec 26,Jan 2,9 2025 0012477843

853 Calvert County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8225 CEDAR LANE LUSBY, MD 20657

Under a power of sale contained in a certain Deed of Trust dated August 17, 2015, recorded in Liber 4623, Folio 467 among the Land Records of Calvert County, MD, with an original principal balance of $156,750.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Calvert County, at the Court House Door, 175 Main St., Prince Frederick, MD 20678, on

JANUARY 7, 2025 AT 1:49 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Calvert County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 359662-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479321

853 Calvert County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12740 BLAIR ROAD LUSBY, MD 20657

Under a power of sale contained in a certain Deed of Trust dated February 1, 2018, recorded in Liber 5145, Folio 133 among the Land Records of Calvert County, MD, with an original principal balance of $284,648.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Calvert County, at the Court House Door, 175 Main St., Prince Frederick, MD 20678, on

JANUARY 7, 2025 AT 1:47 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Calvert County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 342517-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479320

855 Charles County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10818 CONSTITUTION DRIVE WALDORF, MD 20603

Under a power of sale contained in a certain Deed of Trust dated December 23, 2021, recorded in Liber 12309, Folio 466 among the Land Records of Charles County, MD, with an original principal balance of $672,592.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

JANUARY 22, 2025 AT 1:40 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Charles County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $64,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 368232-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Jan 2,9,16 2025 0012480525

855 Charles County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2863 HEDGEROW PLACE BRYANS ROAD, MD 20616

Under a power of sale contained in a certain Deed of Trust dated February 27, 2014, recorded in Liber 8511, Folio 288 among the Land Records of Charles County, MD, with an original principal balance of $255,091.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

JANUARY 22, 2025 AT 1:30 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Charles County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 200649-8)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Jan 2,9,16 2025 0012480519

855 Charles County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1801 COOPER COURT WALDORF, MD 20602

Under a power of sale contained in a certain Deed of Trust dated July 11, 2022, recorded in Liber 12636, Folio 400 among the Land Records of Charles County, MD, with an original principal balance of $382,936.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

JANUARY 22, 2025 AT 1:38 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Charles County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $38,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 370439-2)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Jan 2,9,16 2025 0012480524

855 Charles County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3081 HEATHCOTE ROAD WALDORF, MD 20602

Under a power of sale contained in a certain Deed of Trust dated September 22, 2017, recorded in Liber 10014, Folio 374 among the Land Records of Charles County, MD, with an original principal balance of $138,225.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

JANUARY 14, 2025 AT 1:02 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Charles County, MD and described as follows: All that certain parcel of land situate in the County of Charles, State of Maryland, being known and designated as follows: Lot numbered (90) in the subdivision known as "Plat 3 Huntington Townhouses, Huntington Neighborhood B, St. Charles, St. Charles Communities", as per plat thereof recorded in Plat Book PCM 32, Plat No. 9, among the Land Records of Charles County, Maryland being in the Election District.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 354501-4)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 26,Jan 2,9 2025 0012479993

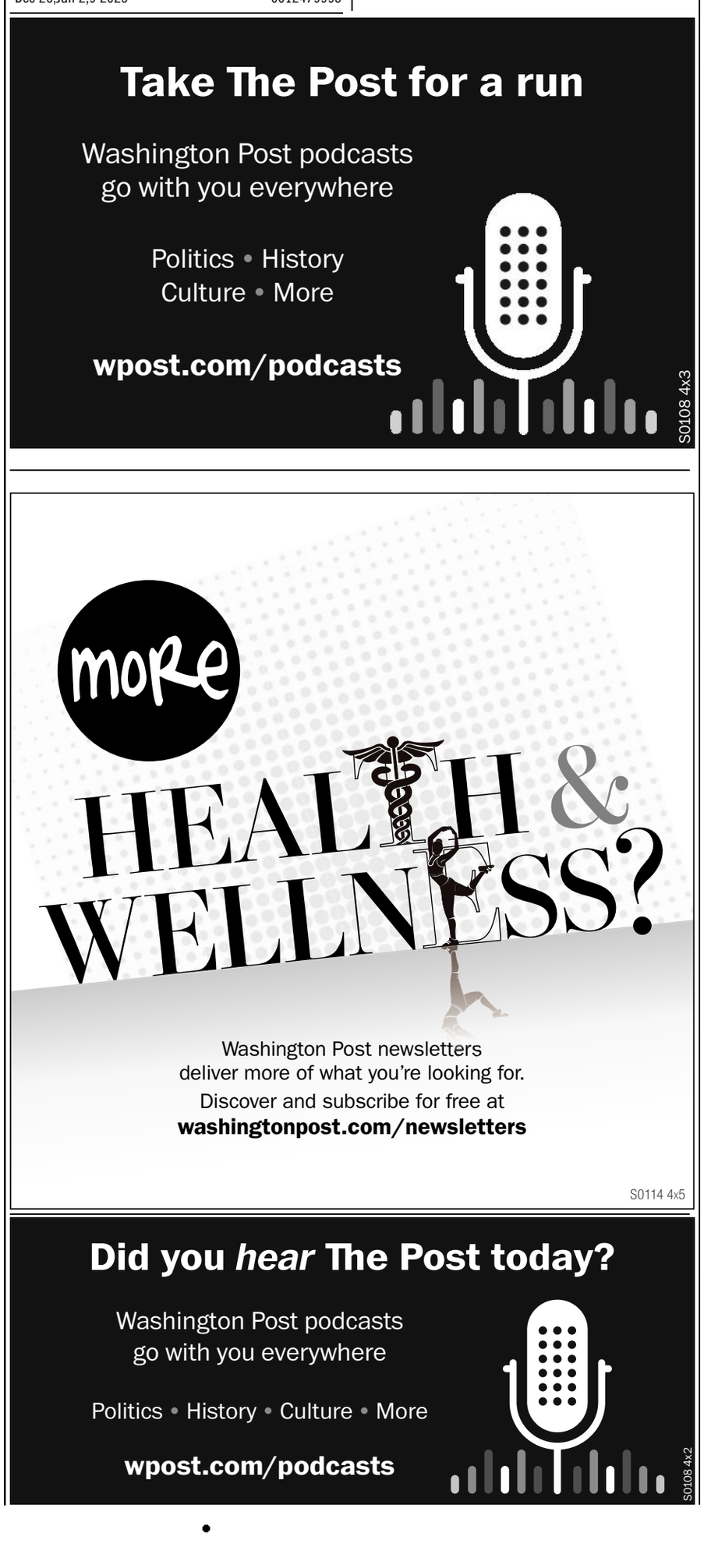
Take The Post for a run

Washington Post podcasts go with you everywhere

Politics • History
Culture • More

wpost.com/podcasts

S0108 4x3



Did you *hear* The Post today?

Washington Post podcasts go with you everywhere

Politics • History • Culture • More

wpost.com/podcasts

S0108 4x2

855 Charles County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

105 RIVERSIDE RUN DRIVE INDIAN HEAD, MD 20640

Under a power of sale contained in a certain Deed of Trust dated January 9, 2007, recorded in Liber 6183, Folio 573 among the Land Records of Charles County, MD, with an original principal balance of $200,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

JANUARY 7, 2025 AT 3:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Charles County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 344688-1)

Howard N. Bierman, Carrie M. Ward, et. al., Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479322

855 Charles County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9133 GRANITE COURT WALDORF, MD 20603

Under a power of sale contained in a certain Deed of Trust dated April 15, 2005, recorded in Liber 5211, Folio 273 among the Land Records of Charles County, MD, with an original principal balance of $382,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Charles County, 200 Charles St., La Plata, MD 20646, (Sale will be held in the breezeway between the Circuit Court and the District Court), on

JANUARY 7, 2025 AT 3:02 PM

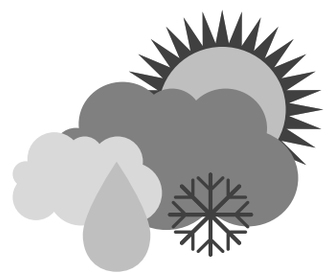
ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Charles County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $46,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 361038-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479323



picnic or movie?

Stay one step ahead of the weather with the **Capital Weather Gang**

wpost.com/news/capital-weather-gang

@capitalweather

S0141 2x4

State-of-the-art PRINTING.

Impeccable RESULTS.

How can we help YOU?

twprintsolutions.com

Booklets
Brochures
Posters
Flyers
Business Cards
Postcards
And More

wp Print SOLUTIONS
A Division of The Washington Post

M0036_2x6

855 Charles County

Robertson, Anschutz, Schneid & Crane, LLC
11350 McCormick Road, EP 1, Suite 302
Hunt Valley, MD 21031
470-321-7112

TRUSTEES' SALE OF
VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
2100 COUNTRY PINES CT
WALDORF, MD 20601

Under a power of sale contained in that Deed of Trust dated November 14, 2016, and recorded in Liber 9675, folio 9, of the land records of CHARLES COUNTY , with an original principal balance of $314,204.00, default having occurred under the terms thereof, the appointed Substitute Trustees will offer for sale at public auction at THE CHARLES COUNTY COURTHOUSE LOCATED AT 200 CHARLES STREET (IN THE BREEZEWAY BETWEEN CIRCUIT AND DISTRICT COURTS), LA PLATA, MD 20646 ON,

JANUARY 13, 2025 at 12:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND together with any buildings or improvements thereon situated in CHARLES COUNTY, MD, located at the above address and more fully described in the aforementioned Deed of Trust.

TAX ID# - 08-056048

The property and improvements will be sold in an "AS IS" physical condition without warranty of any kind and subject to all conditions, restrictions and agreements of record affecting the same, including any condominium or homeowners association assessments pursuant to MD Real Property Article Â§ 11-110 and Â§ 11B-117 .

TERMS OF SALE: A non-refundable bidder's deposit of $26,000.00 by cashier's/certified check or such other form as the Substitute Trustee may determine, in their sole discretion, required at time of sale except for the party secured by the Deed of Trust. Risk of loss on purchaser from date and time of auction. The balance of the purchase price together with interest thereon at 3.25% per annum from date of sale to receipt of purchase price by Substitute Trustees must be paid by cashier's check within 10 days after final ratification of sale. The noteholder shall not be obligated to pay interest if it is the purchaser. There will be no abatement of interest due from the purchaser in the event that additional funds are tendered before settlement or if settlement is delayed for any reason. All real estate taxes and other public charges and/or assessments to be adjusted as of the date of sale and thereafter assumed by purchaser. If applicable, any condominium and/or homeowners association dues and assessments that may become due after the date of sale shall be purchaser's responsibility. Purchaser shall pay all transfer, documentary and recording taxes/fees and all other settlement costs. Purchaser is responsible for obtaining possession of the property. Time is of the essence for the purchaser. If purchaser defaults, deposit will be forfeited and property resold at the risk and cost of the defaulting purchaser who shall be liable for any deficiency in the purchase price and all costs, expenses and attorney's fees of both sales. If Substitute Trustees do not convey title for any reason, purchaser's sole remedy is return of deposit without interest. This sale is subject to post-sale audit of the status of the loan secured by the Deed of Trust including but not limited to determining whether prior to sale a bankruptcy was filed; forbearance, repayment or other agreement was entered into; or loan was reinstated or paid off. In any such event this sale shall be null and void and purchaser's sole remedy shall be return of deposit without interest. File No. (24-203954)

KEITH YACKO, DAVID WILLIAMSON,
Substitute Trustees

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Dec 26,Jan 2,9 2025 0012477893

855 Charles County

ORLANS PC
1602 VILLAGE MARKET BLVD. SE, SUITE 310
LEESBURG, VA 20175
703-777-7101

SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY
1603 Norwich Drive
Frederick, MD 21701

Under a power of sale contained in a Deed of Trust from GLORIA J. GREGORY, dated June 7, 2001 and recorded in Liber 2890, folio 874 among the Land Records of FREDERICK COUNTY, MD, default having occurred thereunder (Foreclosure Case docketed as Case No.C-10-CV-24-000620; Tax ID No.02-145030) the Sub. Trustees will sell at public auction at the FREDERICK COUNTY COURTHOUSE, located at 100 W. PATRICK ST, FREDERICK, MD 21701, on

JANUARY 13, 2025 at 10:00 AM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in FREDERICK COUNTY, MD and more fully described in above referenced Deed of Trust.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit $10,000.00 will be required at the time of sale, such deposit to be in CERTIFIED CHECK OR BY CASHIER'S CHECK, CASH WILL NOT BE ACCEPTED. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for FREDERICK COUNTY. Time is of the essence as to the purchaser. If the purchaser defaults, the deposit shall be forfeited and the property shall be resold at the purchaser's risk and expense. The purchaser waives personal service and accepts service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for any Motion or Show Cause Order incident to this sale including a Motion to Default Purchaser and for Resale of the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive any benefit from the resale, including, but not limited to, additional proceeds or surplus which may arise therefrom. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received by the Substitute Trustees. There will be no abatement of interest in the event additional funds are tendered at the time of sale or any time prior to settlement or if the settlement is delayed for any reason. In the event that the Secured Party executes a forbearance agreement with the borrower(s) described in the above-mentioned Deed of Trust, or allows the borrower(s) to execute their right to reinstate or payoff the subject loan, prior to the sale, with or without the Substitute Trustee's prior knowledge, this Contract shall be null and void and of no effect, and the Purchaser's sole remedy shall be the return of the deposit without interest. Purchaser shall pay for documentary stamps, transfer taxes and settlement expenses. Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustee(s) are unable to convey insurable title for any reason, the purchaser(s) sole remedy in law or equity shall be limited to a refund of the aforementioned deposit without interest. In the event the sale is not ratified for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (File # 23-011593)

JAMES E. CLARKE,
MARY L. HURLEY,
PAUL J. MORAN,
SUBSTITUTE TRUSTEES

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Dec 26,Jan 2,9 2025 0012477453

856 Frederick County

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON

6595 FELLINGWOOD COURT
FREDERICK, MD 21703

Under a power of sale contained in a certain Deed of Trust dated April 10, 2019, recorded in Liber 12933, Folio 31 among the Land Records of Frederick County, MD, with an original principal balance of $302,005.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Frederick County, at the Court House Door, 100 W. Patrick St., Frederick, MD 21701, on

JANUARY 10, 2025 AT 10:45 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Frederick County, MD and more fully described in the aforesaid Deed of Trust.
The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note, or any modifications thereto, from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the Purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 370821-1)

Howard N. Bierman, Carrie M. Ward, et. al.,
Substitute Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 26,Jan 2,9 2025 0012479933

856 Frederick County

ORLANS PC
1602 VILLAGE MARKET BLVD. SE, SUITE 310
LEESBURG, VA 20175
703-777-7101

SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY
13120 Manor Drive
Mount Airy, MD 21771

Under a power of sale contained in a Deed of Trust from JESSICA KLAASSE WINDSOR AND RAYMOND WINDSOR, dated September 10, 2010 and recorded in Liber 8153, folio 127 among the Land Records of FREDERICK COUNTY, MD, default having occurred thereunder (Foreclosure Case docketed as Case No.C-10-CV-24-000179; Tax ID No.09-240268) the Sub. Trustees will sell at public auction at the FREDERICK COUNTY COURTHOUSE, located at 100 W. PATRICK ST, FREDERICK, MD 21701, on

JANUARY 13, 2025 at 10:00 AM

ALL THAT FEE SIMPLE LOT OF GROUND and improvements thereon situated in FREDERICK COUNTY, MD and more fully described in above referenced Deed of Trust.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit $30,000.00 will be required at the time of sale, such deposit to be in CERTIFIED CHECK OR BY CASHIER'S CHECK, CASH WILL NOT BE ACCEPTED. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for FREDERICK COUNTY. Time is of the essence as to the purchaser. If the purchaser defaults, the deposit shall be forfeited and the property shall be resold at the purchaser's risk and expense. The purchaser waives personal service and accepts service by first class mail and certified mail addressed to the address provided by said Purchaser as identified on the Memorandum of Sale for any Motion or Show Cause Order incident to this sale including a Motion to Default Purchaser and for Resale of the Property. In the event of a resale, the defaulting purchaser shall not be entitled to receive any benefit from the resale, including, but not limited to, additional proceeds or surplus which may arise therefrom. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received by the Substitute Trustees. There will be no abatement of interest in the event additional funds are tendered at the time of sale or any time prior to settlement or if the settlement is delayed for any reason. In the event that the Secured Party executes a forbearance agreement with the borrower(s) described in the above-mentioned Deed of Trust, or allows the borrower(s) to execute their right to reinstate or payoff the subject loan, prior to the sale, with or without the Substitute Trustee's prior knowledge, this Contract shall be null and void and of no effect, and the Purchaser's sole remedy shall be the return of the deposit without interest. Purchaser shall pay for documentary stamps, transfer taxes and settlement expenses. Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Substitute Trustee(s) are unable to convey insurable title for any reason, the purchaser(s) sole remedy in law or equity shall be limited to a refund of the aforementioned deposit without interest. In the event the sale is not ratified for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (File # 22-001129)

JAMES E. CLARKE,
JOANNA FORONDA,
SUBSTITUTE TRUSTEES

HARVEY WEST AUCTIONEERS, LLC
300 E. Joppa Road
Hampton Plaza - Suite 1103
Baltimore, MD 21286
410-769-9797

Dec 26,Jan 2,9 2025 0012478126

857 Howard County

Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

8381 MONTGOMERY RUN ROAD, APT H
ELLICOTT CITY, MD 21043

Under a power of sale contained in a certain Deed of Trust from Scott A. McClung dated November 2, 2018 and recorded in Liber 18457, folio 452 among the Land Records of Howard County, MD, default having occurred under the terms thereof, the Trustees will sell at public auction at the Circuit Court for Howard County, at the Court House Door, 9250 Judicial Way, Ellicott City, MD 21043, on

JANUARY 3, 2025 AT 9:15 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Howard County, MD and described as Unit No. 52-105, Building 52, in Village of Montgomery Run and more fully described in the aforesaid Deed of Trust. Tax ID #01-217259.
The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of $12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Howard County. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. TIME IS OF THE ESSENCE FOR THE PURCHASER. There will be no reduction of interest due to overpayment of deposit. Adjustment of all real property taxes (excluding recapture of previously reduced or exempt taxes) and any other public charges or assessments, to the extent such amount survive foreclosure sale, including water/sewer charges, and ground rent to be adjusted to date of sale and paid at execution of the deed, except where the secured party is the purchaser, and thereafter assumed by the purchaser. All due and/or unpaid private utility, water and sewer facilities charges, condo/HOA assessments and Columbia Assoc. assessments, to the extent such amount survive foreclosure sale, are payable by the purchaser without adjustment. Cost of all documentary stamps, transfer taxes, recaptured taxes (including but not limited to agricultural taxes), and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.
If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the purchaser fails to go to settlement, subject to order of the court, the entire deposit (including any amount received over the advertised deposit amount) shall be forfeited to the Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Defaulting purchaser waives personal service of any document filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such document by regular mail directed to the address provided by said purchaser at the time of the foreclosure auction. Trustees' file number 24-003318-MD-F-1.

Diane S. Rosenberg, Mark D. Meyer, et al., Trustees

ALEX COOPER auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

Dec 19,26,Jan 2 2025 0012479212

857 Howard County

DISTRICT OF COLUMBIA
Rooms for Rent

Petworth Nice room for rent $900 David: 202-793-9863

Houses Wanted to Buy

WE BUY HOUSES **We Buy Houses for Cash AS IS!** No repairs. No fuss. Any condition. Easy three step process: Call, get cash offer and get paid. Get your fair cash offer today by calling Liz Buys Houses: 1-866-541-7929.

225 Collectibles

Vintage Toys 1950s/60s games,wooden puzzles,red haired Cabbage Patch,singer sewing machine,cash register,Japanese doll w/wigs, bunk bed doll bed w/linens & ladder,cotton dresses,tea sets. Can send pics.rtkeese@gmail.com

245 Electronics

Get DISH Satellite TV + Internet! Free Install, Free HD-DVR Upgrade, 80,000 On-Demand Movies, Plus Limited Time Up To $600 In Gift Cards. Call Today! 1-855-407-6870.

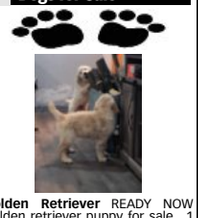
265 Home & Garden

Eliminate gutter cleaning forever! LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 15% off Entire Purchase. 10% Senior & Military Discounts. Call **1-844-566-3227**

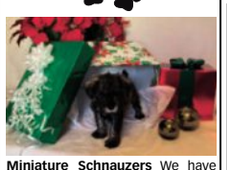
360 Estate Sales

ARLINGTON, VA
Full House sale.
Thur, Fri, Sat & Sun 10-3
4567 25th Rd North.
See www.caringtransitionsnova.com for details

610 Dogs for Sale



Golden Retriever READY NOW Golden retriever puppy for sale. 1 male, akc registered. call 571-238-3497 or email jwbtrees@aol.com



Miniature Schnauzers We have 2 female S&P AKC puppies. Tails & declaws removed, worming and shots. Immediately available, whelped 10/26/24. $1500 each. Call 410-571-1140 for additional details.

puppies!

Mini goldendoodles Healthy, social, vet checked, health guarantee, UTD on shots/worming. Raised in home. In business for over 25 years. $1950, for more info call or text, (540)241-4279

610 Dogs for Sale

Standard Poodle Standard Poodles - AKC registered, genetically cleared. Black and Apricot Males are available. Black and Silver Females are available. Litter box trained and socialized. They will be ready to go home 11/06. Please call for more information. 540-330-9961

Tibetan Mastiff Deposits are being accepted for companion and/or show Tibetan Mastiff puppies available for sale to approved homes. Black and tan and gold sables. Please read and research this noble breed. You may text 540-233-3570

612 Adopt Dogs

German Shepherd Puppies ACA Registered, black and tan, first shots and wormed, parents on premises, 8 weeks old, $600 each 540-858-3392

Business and Financial Opportunities /Services
Call 202-334-5787 or email businessopps@washpost.com

1375 Business Broker Services

DENTAL INSURANCE from Physicians Mutual Insurance Company. Coverage for 350 plus procedures. Real dental insurance - NOT just a discount plan. Do not wait! Call now! Get your FREE Dental Information Kit with all the details! **1-855-337-5228 dental50plus.com/MDDC#6258**

Give the gift of being in-the-know
Gift subscriptions
washingtonpost.com/my-post
The Washington Post
S0390-1x3

WELL+BEING
Tips and guidance on food, fitness and mental health.
washingtonpost.com/wellbeing
S0437 1x1.5

Manage your print subscription!
wapo.st/my-post
S0435_1x1.5

WELL+BEING
Tips and guidance on food, fitness and mental health.
washingtonpost.com/wellbeing
S0437 1x1.5

Manage your print subscription!
wapo.st/my-post
S0435_1x1.5

more to it?
Washington Post newsletters deliver more of what you're looking for.
Discover and subscribe for free at **washingtonpost.com/newsletters**
S0114 2x6

more HEALTH & WELLNESS?
Washington Post newsletters deliver more of what you're looking for.
Discover and subscribe for free at **washingtonpost.com/newsletters**
S0114 4x5

State-of-the-art **PRINTING**.
Impeccable **RESULTS**.
How can we help **YOU**?
Booklets • Brochures
Posters • Flyers
Postcards
Business Cards
And More
twprintsolutions.com
wp Print SOLUTIONS
A Division of The Washington Post
M0036_4x3

State-of-the-art **PRINTING**.
Impeccable **RESULTS**.
How can we help **YOU**?
Booklets
Brochures
Posters
Flyers
Business Cards
Postcards
And More
twprintsolutions.com
wp Print SOLUTIONS
A Division of The Washington Post
M0036_2x6

Did you *hear* The Post today?
Washington Post podcasts go with you everywhere
Politics • History • Culture • More
wpost.com/podcasts
S0108 4x2

Give the gift of discovery
Gift subscriptions
washingtonpost.com/my-post
The Washington Post
S0390-1x1.5

Give a gift that delivers every day
Gift subscriptions
washingtonpost.com/my-post
The Washington Post
S0390-1x4

851 Prince Georges County

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

CARRIE M. WARD, et al.
6003 Executive Blvd, Suite 101
Rockville, MD 20852
Substitute Trustees/Plaintiffs,

vs.

RUSSELL L. MALONEY
217 Dateleaf Avenue
Capitol Heights, MD 20743
Defendant(s).

Case No.C-16-CV-23-002398

NOTICE

Notice is hereby given this **23 day of December, 2024**, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as **217 Dateleaf Avenue, Capitol Heights, MD 20743**, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the **23 day of January, 2025**, provided a copy of this NOTICE be inserted in some daily newspaper printed in said County, once in each of three successive weeks before the **23 day of January, 2025**. The report states the purchase price at the Foreclosure sale to be **$157,000.00**.

Mahasin El Amin
Clerk, Circuit Court for Prince George's County, Maryland

BWW#MD-362859

Jan 2,9,16 2025 0012480648

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

Brennan Ferguson, et al.
Substitute Trustees
Plaintiffs,

V.

Estate of
Lawrence J. Lynch,
Defendant.

Case No. C-16-CV-24-003212

NOTICE

Notice is hereby issued this **12 day of December, 2024**, that the sale of the property in this case, **4505 John Street, Suitland, Maryland 20746**, reported by Brennan Ferguson, John C. Hanrahan, Jeremy B. Wilkins, Amanda Driscole, Robert Oliveri, and Paul Heinmuller, Substitute Trustees, be ratified and confirmed, unless cause to the contrary be shown on or before **13 day of January, 2025**, provided a copy of this Notice be inserted in The Washington Post, a newspaper published in Prince George's County, Maryland, once in each of three (3) successive weeks on or before the **13 day of January, 2025**. The report states the amount of sale to be **$323,339.59**.

Mahasin El Amin
Clerk

Dec 19,26,Jan 2 2025 0012479944

853 Calvert County

IN THE CIRCUIT COURT FOR CALVERT COUNTY, MARYLAND

Brennan Ferguson, et al.
Substitute Trustee
Plaintiffs,

v.

MAXINE BROOKS,
Defendant.

Case No. C-04-CV-24-000325

NOTICE

Notice is hereby issued this **19th day of December, 2024**, that the sale of the property in this case, **1614 Mason Ct, Prince Frederick, Maryland 20678**, reported by Brennan Ferguson, John C. Hanrahan, Jeremy B. Wilkins, Amanda Driscole, Robert Oliveri and Paul Heinmuller, Substitute Trustees, be ratified and confirmed, unless cause to the contrary be shown on or before the **18th day of January, 2025**, provided a copy of this Notice be inserted in The Washington Post, a newspaper published in Calvert County, Maryland, once in each of three (3) successive weeks on or before the **18th day of January, 2025**. The report states the amount of sale to be **$145,000.00**.

Kathy P. Smith
Clerk

Jan 2,9,16 2025 0012480655

878 Stafford County

TRUSTEE'S SALE OF
224 OAK GROVE LANE,
STAFFORD, VA 22556

In execution of a certain Deed of Trust dated April 19, 2016, in the original principal amount of $79,998.00 recorded in the Clerk's Office, Circuit Court for Stafford County, Virginia as Instrument No. 160006640. The undersigned Substitute Trustee will offer for sale at public auction in the front of the Circuit Court building for Stafford County, 1300 Courthouse Road, Stafford, Virginia, or any such temporary alternative Circuit Court location designated by the Judges of the Circuit Court, on **February 6, 2025, at 1:15 PM**, the property described in said Deed of Trust, located at the above address, and more particularly described as follows: SITUATED IN THE COUNTY OF STAFFORD, STATE OF VIRGINIA: LOT 150, SECTION II, OAKRIDGE AS THE SAME AS SHOWN ON PLAT RECORDED IN PLAT BOOK 5, PAGE 231 THRU 235 AND PLAT ATTACHED TO DEED OF VACATION AND RESUBDIVISION RECORDED AT DEED BOOK 263, PAGE 468 AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA.

TERMS OF SALE: ALL CASH. A bidder's deposit of ten percent (10%) of the sale price or ten percent (10%) of the original principal balance of the subject Deed of Trust, whichever is lower, in the form of cash or certified funds payable to the Substitute Trustee must be present at the time of the sale. The balance of the purchase price will be due within fifteen (15) days of sale, otherwise Purchaser's deposit may be forfeited to Trustee. Time is of the essence. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to a return of the deposit paid. The Purchaser may, if provided by the terms of the Trustee's Memorandum of Foreclosure Sale, be entitled to a $50 cancellation fee from the Substitute Trustee, but shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. A form copy of the Trustee's memorandum of foreclosure sale and contract to purchase real property is available for viewing at www.bwwsales.com. Additional terms, if any, to be announced at the sale and the Purchaser may be given the option to execute the contract of sale electronically. This is a communication from a debt collector and any information obtained will be used for that purpose. The sale is subject to seller confirmation.

Substitute Trustee: Equity Trustees, LLC, 8100 Three Chopt Road, Suite 240, Richmond, VA 23229. For more information contact: BWW Law Group, LLC, attorneys for Equity Trustees, LLC, 6003 Executive Blvd, Suite 101, Rockville, MD 20852, 301-961-6555, website: www.bwwsales.com. VA-365362-1.

Jan 2,9 2025 0012478112

LOCAL LIVING

Wild child

In kids' world, weird animals rule

PAGE 8

How to: Tips for keeping your kitchen appliances running smoothly. **2** • **Home:** 12 ways to save on energy costs without doing a major renovation. **3**
On Parenting: How can I get my 11-year-old more interested in reading? **12** • **Home Sales:** The latest transactions in your area. **L1**

Get **MORE** from your retirement.

At an Erickson Senior Living®-managed community, you get more amenities, more for your money, and more peace of mind.

Call **1-800-306-7271** or visit DMVSeniorLiving.com for your FREE brochure!

Erickson SENIOR LIVING®

ASHBY PONDS, Ashburn VA
GREENSPRING, Springfield VA
RIDERWOOD, Silver Spring MD

1550760

HOW TO

A guide to fixing common issues with your kitchen appliances

BY JEANNE HUBER

Q: I'm getting ready for guests. I want to enlist them in helping to bake cookies, but the beater on my stand mixer keeps bumping into the bowl. Is there anything I can do to fix this?
A: Yes, probably, and there are a host of other little things you can do throughout your kitchen to help ensure your appliances function properly. It takes just a few minutes to adjust a mixer, assuming you have one that was designed to allow you to do this.

KitchenAid, one of the best-known brands for stand mixers, has an elegant little video on its website that shows how to use a dime to help gauge the correct bowl height, although the company warns that a dime doesn't work for calibration of a glass bowl because the necessary clearance is different. If you have a metal bowl, the idea is to place a dime at the bottom of the bowl, lower the mixer arm fitted with the paddle attachment, and switch on the mixer to the lowest setting. The dime should move a bit each time the paddle passes. If it doesn't, find the adjustment screw by checking the parts diagram for your model, which should be available online if you don't have the manual. On the mixer featured in the video, it is on the stand behind where the beaters connect. With the mixer switched off and unplugged, use a screwdriver to adjust the screw one-fourth of a turn to the right to raise the bowl or one-fourth of a turn to the left to lower it.

ISTOCK

KitchenAid, a popular brand for stand mixers, has instructions on its website for tuning if ingredients aren't being mixed thoroughly.

If you have a glass bowl, figure out the best height by watching what happens when you mix food. If ingredients at the bottom of the bowl don't get mixed in, raise the bowl. If the white coating on the dough hook or paddle attachment is scraping off, lower the bowl.

And if attachments whip against the side of a bowl, the bowl probably isn't seated properly. Take it off and put it back on.

What if your mixer suddenly stops while you are mixing thick dough, maybe a yeast-bread recipe? Many mixers have an override that keeps them from overheating to the point of being damaged. If your mixer stalls, switch it off and wait a while, maybe 45 minutes to an hour, then switch the mixer back on and see if it comes back to life. To avoid having the mixer stall out, "The Bread Baker's Apprentice" by Peter Reinhart recommends mixing yeasted dough in a KitchenAid for only four minutes at a time, then waiting five to 20 minutes before mixing again.

Once your cookie or yeasted dough is ready to bake, you want your oven to be ready, too. When people call a technician to fix ovens, the most common problem is failure to heat properly, according to a video about appliance repairs that most consumers can do themselves produced by Boulevard Home, an appliance company with six stores in Utah. The presenter, Blake Wheeler, says that the problem is often something a little time will cure.

Modern ovens signal when they have reached the temperature set by the cook. But if you put food in to bake then, you can run into problems. The signal sounds when the oven air has reached the set temperature, but it takes a while longer for all the oven surfaces to heat up, Wheeler says. Until that happens, the oven won't be heating the food enough to match the timing cited in the recipe. The solution? Wait 10 or 15 minutes after the signal sounds, then put the food in. It's why recipes often say Step 1 is to set the oven temperature.

With gas stoves and cooktops, the most common complaint is that burners don't light. That could be because a pot of food boiled over, clogging the spaces in burners where the gas should turn to flame. A thorough cleaning should fix this. If the burners come off, let them soak in a pan of hot, soapy water, then scrub with a toothbrush or other tool.

If that doesn't fix the problem, you might need to find and clean the gas orifice, a tiny hole in the burner where gas flows out. A YouTube video shows where to find this hole on one stove's burners and how to clean it with the post of an earring, which is narrow and stiff enough to do the job. If you can't find the orifice on your stove, consult the manual.

With refrigerators, most complaints are about icemakers, according to the Boulevard Home video. Look to see if something — ice chips, perhaps — is blocking the path ice cubes need to take. Remove those if you find them. If the icemaker still balks, you may need to call a repair person.

And be sure to check your dishwasher, too. If it hasn't been cleaning effectively, the filter and screen at the bottom may be clogged. Remove them and wash them in a sink. A toothbrush or other gentle scrub brush can be helpful here. If you still have problems getting dishes clean, perhaps you aren't loading the dishwasher the way it was designed to be used. Check the manual for that, too.

One simple repair that can fix many appliances when they suddenly stop working: Unplug the appliance, wait two minutes for the electronics to reset, then plug it back in. If your holiday wish comes true, it will be back at work.

Have a problem in your home? Send questions to *localliving@washpost.com*. Put "How To" in the subject line, tell us where you live and try to include a photo.

JEEVES HANDYMAN & REMODELING
Locally Owned and Operated

HANDYMAN
Drywall
Painting
Honey-Do-List
We Do It All - Just Call One Stop Shop!

PLUMBER
Leaks
Faucets
Water Heaters
Toilets
Tubs

REMODELING
Bathroom
Kitchen
Basements
Decks
Exterior Painting

BATHROOM REMODELING
As low as $3900 (Avg. Labor)
With this coupon. One per customer. Not valid with other offers.

$50 OFF ANY JOB of $1000 or more
Regular Labor Rates Only
Jeeves Handyman & Remodeling Service
888-535-1235
With this coupon. One per customer. Not valid with any other offers.

FREE ESTIMATES
LICENSED • BONDED • INSURED
Locally Owned & Operated • Since 1997
MHIC#120885 MD Lic: #79167 WSSC Lic #70985
FINDING AND FIXING LEAKS
www.jeeveshandyman.com
888-535-1235
No job is too big or too small. "We Can Do It All"

$100 OFF ANY JOB of $2500 or more
Regular Labor Rates Only
Jeeves Handyman & Remodeling Service
888-535-1235
With this coupon. One per customer. Not valid with any other offers.

LOCAL LIVING

Editor: Jenny Rogers. **Deputy Editor:** Mari-Jane Williams. **Art Director:** Shikha Subramaniam. **Designer:** Twila Waddy. **Photo Editor:** Maya Valentine. **Staff Writer:** Rachel Kurzius. **Columnist:** Meghan Leahy. **Email:** *localliving@washpost.com*. **Telephone:** 202-334-4409. **Mail:** Local Living section, The Washington Post, 1301 K St. NW, Washington, D.C. 20071. **Advertising:** Ron Ulrich, 202-334-5289. **On the cover:** Illustration by Lia Tin for The Washington Post

These 12 tips will help you save energy and money at home

BY KEVIN BRASLER

Over the past 30 years, the U.S. population has grown, the number of homes has increased and houses have grown larger. Overall residential energy consumption has remained flat thanks to product innovations, improved construction techniques and better habits, but most homes still waste lots of energy, contributing to pollution and greenhouse gas emissions while gobbling up money.

Over the next decade, new tax credits and rebates will allow many Americans to make energy-saving home improvements, including big projects like installing solar panels and switching to heat pumps. But you don't have to spend a lot on a major renovation to significantly reduce your home's energy usage. Making inexpensive improvements, adopting better habits and buying better products can also make a difference.

Here are 12 smaller things you can do around your home to help save energy.

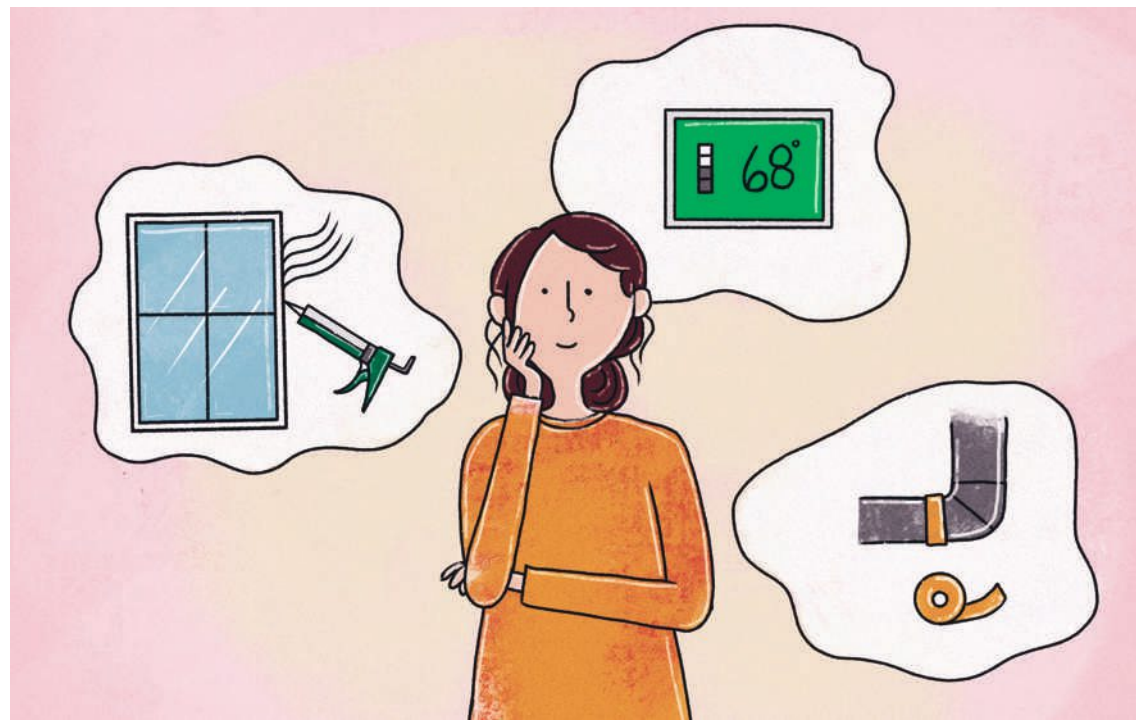


ILLUSTRATION BY JOSÉ L. SOTO/THE WASHINGTON POST

Seal it up

Finding and plugging leaks is an inexpensive way to rack up significant savings. Most problems occur where different building materials meet — brick and wood siding, foundation and walls, or chimney and siding. Other common problem areas are gaps around windows and doors; mail slots; points of entry for electrical and gas lines, cable/internet wiring or phone lines; outdoor water faucets; vents through walls; cracks in siding, stucco, masonry and foundation materials; and openings around window air-conditioning units.

Consider hiring an energy auditor to identify problem areas; a federal tax credit can help pay for these services. Separately, Dominion Energy's Home Energy Evaluation Program offers rebates to help its customers pay for most insulation and air-sealing projects. Pepco offers its Maryland customers a generous rebate program for air-sealing and insulation projects.

But you can spot most leaks on your own and fix them:

- Caulk any cracks or gaps measuring less than a quarter-inch wide. Use polyurethane foam sealant for larger ones.
- Install weather stripping around windows and exterior doors and add sweeps to the bottom of entry doors.
- Prevent drafts around outlets and light switches on exterior walls by adding insulating receptacle gaskets (less than $1 each).
- If you have window AC units, remove them during the winter, or insulate them from the outside with an AC cover ($10-$40). During the summer, make sure units fit tightly within windows.
- When you're not using a fireplace, tightly close its flue damper. Even closed flues are notoriously leaky, so seal yours with a chimney plug (less than $75) — basically a balloon that inflates to fill the space between the firebox and the damper.

Combined, these measures can save 5 to 20 percent on your heating and cooling costs.

Add insulation

Because warm air rises, your attic is the front line in the battle to conserve energy during winter. And because most attics are unfinished and contain a lot of empty space, adding a thick layer of insulation is easy.

Attic insulation jobs typically cost $1,500 to $3,000, but it's a good investment. We ran the numbers for a sample average-size home in the Washington area and found that improving its attic insulation from R-11 to R-49 would generate utility savings of about $130 a year.

A federal tax credit, plus a new rebate program that should become available in 2025, will cover a large share of the costs of most attic insulation projects. Dominion Energy offers rebates to help its customers pay for most insulation projects, and Pepco's Home Performance With Energy Star Program gives its Maryland customers similar incentives for insulation improvements.

Any remaining expenses should be recouped over time by the resulting energy savings.

Unheated areas beneath ground floors (crawl spaces, basements) are also good places to add insulation. Crawl spaces should be dry year-round (moisture causes insulation to deteriorate), and a vapor barrier should be placed on the crawl space floor.

Dial down the thermostat

For most homes, setting the thermostat at 68 degrees instead of 70 during winter and 74 instead of 73 during summer will save 10 to 15 percent a year on heating and cooling costs.

If you — or your cohabitants — refuse to chill out, at least use a programmable thermostat. If your home is unoccupied during the day, you can save 10 to 25 percent a year on heating costs by letting the temp go down while you are away and lowering it when you're snuggled under blankets at night; you'll get similar savings in summer by letting AC temps increase when you're not home.

Turn down the water heater

Lowering your water heater's thermostat from 140 degrees to 120 will cut its energy use by 10 to 15 percent. Although 120 degrees is hot enough to prevent bacterial growth, if someone in your household has a suppressed immune system or chronic respiratory disease, keep it at 140 to be safe.

Deal with ductwork

According to the U.S. Energy Department, leaky ducts can add 20 percent or more to a home's heating and cooling bills. Check for holes or gaps in exposed ductwork in any unfinished attic, crawl space or basement, and seal them with mastic tape or HVAC foil tape. Also seal gaps where ductwork connects to registers.

Unplug

Most plugged-in devices consume electricity even when not in use. It can cost $200 or more per year to power a family of four's televisions, computers, cellphone chargers and other tech and small appliances. So yank the cord to that DVD player and other electronics you rarely, if ever, use. Check the settings for other gadgets to see if they have low-power standby options.

An even better option is to buy smart power strips (less than $40 each), which automatically cut off juice to plugged-in things that haven't been used in some time. The strips also let users switch off electronics remotely via phone or computer.

Make your windows work for you

When it's warm outside, close curtains and blinds to reduce heat from the sun. When it's cold, open them for free warmth — but keep curtains closed to block drafts if your windows don't get rays. Thermal shades provide the most benefit. One note of caution, though: Make sure curtains don't block HVAC vents.

Insulate poorly located pipes and ducts

If any furnace ductwork or pipes that supply hot water run through a crawl space or unheated basement, wrap the pipes in foam insulating sleeves. Ask HVAC contractors for advice on the best way to insulate ductwork. This work isn't needed in most homes, but if your ducts run through an uninsulated area, you'll probably save 5 to 15 percent on heating and cooling costs.

Wash clothes in cold water

According to Energy Star, as much as 90 percent of the energy used to wash clothes comes from heating water. In Consumer Reports tests, cold water sufficiently cleaned most loads. Most families will save $25 to $40 a year.

Get rid of extra fridges and freezers

Many people have extra refrigerators or freezers to handle overflow items. But extra storage comes at a steep price — especially if your overflow fridge or freezer is old. Most fridges sold in the past 10 years cost about $75 a year to run; 30-year-old models will eat about $140 a year; and your parents' indestructible 50-year-old unit can drain more than $200.

Don't overdry clothes

Use trial and error to figure out how long it takes to dry loads so you don't run your dryer longer than necessary. Don't do small loads, but don't overstuff the machine, either. If your dryer has a cooldown setting, it will finish drying clothes using remaining heat in the drum at the end of the cycle, while expending very little energy. Before drying, use the highest spin setting on your washer to remove maximum moisture.

Option B: Go old-school and use drying racks or an outdoor clothesline for free evaporation.

Embrace the dishwasher

Consumer Reports' tests indicate that most newer dishwashers clean well without a prerinse or scrub. Dishwashers also use less water than hand-washing, which means your water heater consumes less gas or electricity. Just scrape off the leftovers and load 'er up. After your dishwasher finishes a load, skip the drying cycle and simply open its door — the remaining heat inside will speed evaporation. This will cut most households' energy bills by $25 to $35 a year.

Kevin Brasler is executive editor of the nonprofit Washington Consumers' Checkbook magazine and Checkbook.org. The publication is supported by consumers and takes no money from the service providers it evaluates. Washington Post readers can access all Checkbook's ratings and advice on saving energy free until Feb. 1 at *Checkbook.org/WashingtonPost/energy*.

At Home newsletter: Go to the Home & Garden page to subscribe to our email newsletter, delivered every Thursday.

HOUSE OF THE WEEK

1800s estate in Alexandria has Civil War ties

BY SOPHIA SOLANO

PHOTOS BY C. GAUTHIER

When Harriet Lankford's children were young, they spent afternoons searching the family's Alexandria, Virginia, property, Clarens, for Civil War relics. They unearthed coins, medicine bottles and bullets. She displayed their finds in a bespoke case in the first-floor office of the 7,350-square-foot Colonial-style mansion at the center of the 3½-acre estate, now on the market for $11.5 million.

Clarens, at 318 North Quaker Lane, was named for the clear streams that flow through the property; it also offers sweeping views of the Potomac River.

Former owners include founding father George Mason's grandson James Murray Mason, who as an antebellum U.S. senator drafted the Fugitive Slave Act of 1850. (The law required the return to enslavers of escaped enslaved people captured in free states as well as in slave states.) A lengthy ledger of visitors to the estate includes the names of Confederate Gen. Robert E. Lee and Confederate President Jefferson Davis.

But there are parts of Clarens's storied past that remain just that: stories.

William G. Thomas III, a historian at the University of Nebraska-Lincoln who lived at Clarens in his youth, was told that the site had been a hospital for Fort Williams, a Union outpost established as part of the defense of Washington. And he was told that the carriage house (by then already converted to a garage) was used to store the bodies of dead soldiers. It's a reasonable piece of lore. Hospitals were certainly needed during the war, and traces of parapets and dugouts for rifle pits were still visible in the 1970s in a nearby garden.

But research in the National Archives yielded no confirmations, though that is not to say such uses were impossible at Clarens. "All my training tells me to cast a skeptical eye toward lore and to resist sentiment at every turn. But I can't," Thomas wrote in a 2013 op-ed article about the estate for the New York Times. "In a rush of memory I was back on the hill at Clarens, playing near the old carriage house, checking the dead house, and wondering who went here before us."

Before the war, the estate was used by the Rev. George Smith as a boys' school. Students included George Washington Custis Lee, son of Robert E. Lee, and George M. Dallas, U.S. vice president under President James K. Polk. After the war and Mason's ownership of the estate, it was converted to a school again — this time for girls.

After Lankford and her husband, Tom, bought the property in 1994, they restored the original 19th-century aesthetics to much of the house. They lifted ceilings, converted angular archways to rounded ones and added fire-

SEE HOME ON 5

$11,500,000

318 North Quaker Lane, Alexandria, Va.

Bedrooms/bathrooms: 7/6 in the main house, 1/1 in the guesthouse and 1/2 in the pool house

Approximate square footage: 8,970 total

Lot size: About 3½ acres

Features: The Colonial-style manor house, built between 1814 and 1816, has three levels and historical details. The estate includes gardens, a heated pool, an updated pool house and a guesthouse. It also has parking for eight.

Listing agent: Sue Goodhart, Allison Goodhart and Hadley Lankford, Compass Realty

FROM TOP: The Colonial-style manor house was once owned by James Murray Mason, grandson of founding father George Mason. A grand entry hall connects wings of the mansion. The pool is heated and has a retractable cover.

HOME FROM 4

place mantels from the 1800s. On some projects, historical touches became part of something new. A new pool house, for instance, has original wood planks from the manor house's basement floor.

"My husband [who died in August] was a huge history buff and loved the historic charm of this house," Lankford said. "We just wanted to restore it back to being more authentic."

The manor house, which was constructed between 1814 and 1816, has seven bedrooms and six bathrooms. It has crown molding, crystal chandeliers and nine fireplaces (seven gas, one wood-burning and one decorative). A black-and-white marble-tiled front porch with a Haint blue ceiling leads to the entrance hall. The main level has a library with built-in shelving, a formal living room with French doors, a formal dining room with hand-painted wallpaper, and a French country-style kitchen with a hand-painted, bespoke La Cornue stove imported from France. A mudroom has marble flooring; a bedroom suite has an en suite bathroom; and a family room has access to the grounds.

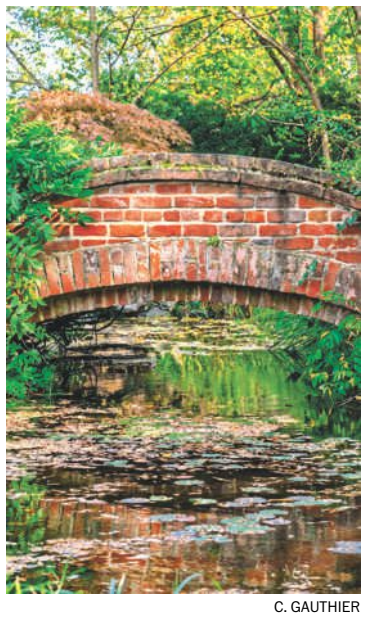
An elevator connects the main level to the primary bedroom suite, which has an 1806 Irish fireplace mantle, walk-in closets and a bathroom with heated floors. The second floor has four more bedrooms and three bathrooms, and the third floor has a bedroom.

On about 3½ acres, the grounds have several outbuildings and gardens. A circular driveway is, as the real estate listing notes in bold type, wide enough for catering trucks. Iron gates and matching handrails — from a foundry in Charlottesville — line stone paths, and trees on the property have been recognized by the City of Alexandria for their large size. The gardens include peonies transplanted from Dumbarton Oaks in D.C., and a walled orchard has apple and cherry trees. Lankford said she hosted many fundraisers here for area gardening clubs.

The pool house is next to the 24-by-44-foot heated pool that the Lankfords built on the site of an old tennis court. It was designed to have an exterior similar to the estate's older outbuildings, and it includes a living room, a kitchen, a laundry room, a bedroom, two full bathrooms and views of the pool and the property. A separate guesthouse has a bedroom and a bathroom.

For an estate with so much location-specific history, it's a testament to the architecture and landscaping that Clarens feels, to Lankford, transporting.

"When I'm up on the property, I feel like I'm out in Charlottesville or, you know, the south of France," she said. "It's been a privilege to be there and be able to hold on to it for only 30 years."



C. GAUTHIER

Clarens was named for the streams that run through the estate.

MARK IS FRED

Mark Fessenden has always been a true "jack of all trades". Before entering the remodeling business, Mark was a chef for 20 years. He transitioned into the remodeling industry 26 years ago when he started his own company. Mark was drawn to the Fred team in 2001, driven by his passion for bringing solutions and joy to his clients. Mark holds a Certified Lead Carpenter (CLC) designation. Find out how all 35 of us at FRED are here to take on repairs and renovations **just the way you like it.**

fred℠
the first name in home improvement

SCHEDULE TODAY!
VA 703.691.5500
MD 301.388.5959
DC 202.770.3131
ScheduleFRED.com

A DIVISION OF CASE **VA** #2701039723 | **MD** MHIC #1176 | **DC** #2242

WHERE WE LIVE: NOMA IN THE DISTRICT

NoMa: An ‘area of choice’ in Northeast

Diverse mix of housing and retail has led to covid-era flourish

BY HOPE HODGE SECK

In November, Washington’s NoMa neighborhood marked a significant anniversary: the 20th birthday of its dedicated Metro stop — the system’s first-ever infill station — which business developers hailed as a keystone in the area’s dramatic transformation from a nondescript warehouse district to a bustling commercial hub.

That’s only part of the story to its continued success, though: NoMa’s diverse mix of housing and retail space has allowed it to thrive in the wake of covid shutdowns and closures, even as other urban areas struggled.

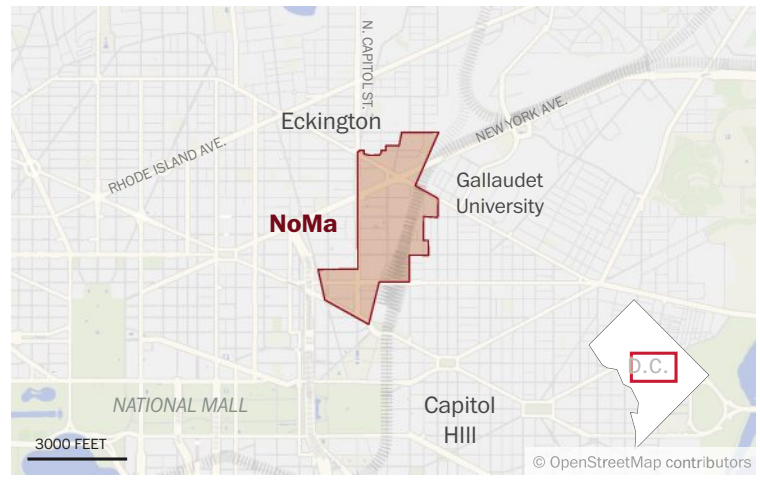
Maura Brophy, president and CEO of the NoMa Business Improvement District, calls the region a “post-pandemic neighborhood of choice,” adding that its adaptability can even set a standard for other neighborhoods.

“NoMa is really a living model of what the neighborhood of the future is,” Brophy said. “I say when I talk to people who are very consumed by the crisis of downtown that we don’t necessarily need to reinvent the wheel; we know what these neighborhoods need to look like, and NoMa is living proof of that success.”

Some debate exists over the proper boundaries of NoMa, which abuts the Eckington neighborhood to the north and may or may not include Union Station, the bustling transit hub, and Union Market, the hip collection of eateries and event spaces, depending on which map you look at. Gallaudet University, a world-leading institution for deaf and hard-of-hearing students, is another close neighbor, making NoMa a de facto extended campus.

PHOTOS BY CARA TAYLOR FOR THE WASHINGTON POST

FROM TOP: NoMa is named for its location north of Massachusetts Avenue. Its Metro station, NoMa-Gallaudet U New York Ave., celebrated its 20th birthday in November. Andrew Bautista is a bike mechanic at REI Co-Op Shop.



NoMa — a Manhattan-style portmanteau that stands for “North of Massachusetts Avenue” — can trace its roots to an 1800s-era immigrant community known as “Swampoodle.” Swampoodle Park, which opened in 2018 with dog activity spaces and playground structures, pays tribute to that history. But the NoMa BID, established in 2007, has helmed its current era of growth and expansion.

According to BID data, NoMa’s residential population of 15,450 includes 12,200 apartment residential units, 536 condominiums, and “an abundance” of historic row homes along the boundaries of the district and just beyond them. That mix, plus high-traffic

SEE NOMA ON 7

PHOTOS BY CARA TAYLOR FOR THE WASHINGTON POST

CLOCKWISE FROM TOP: Gallaudet University, a school for deaf and hard-of-hearing students, is a de facto part of the community. A dog waits for its owner outside of REI Co-Op Shop and Red Bear Brewing Co. Just a few steps away from Red Bear is the Metro station, which is on the Red Line and is one stop away from Union Station.

NOMA FROM 6

retail locations like REI and beloved gathering spots like Red Bear Brewing Co., contribute to the impression, residents say, that NoMa has it all. As Jade Womack, a resident and founder of the local events website Clockout DC pointed out, any hot D.C. establishment with more than one location is likely to have a branch in NoMa.

"It's, it's kind of like Noah's ark, you know, one of everything," she said. But, she added, with its spectrum of cuisines on offer, from Ethiopian to Levantine to Korean — plus drag bingo at Red Bear — "It's kind of like Epcot" at Disney World.

Womack, who moved into her NoMa apartment in 2022, said she didn't originally intend to stay long, imagining she'd move to another trendy D.C. neighborhood. But, she said, she found NoMa more affordable than other hot neighborhoods like Shaw or Dupont Circle, and the location offered a convenient "launch point" to gathering spots, such as Union Market or the H Street Corridor.

"We have a lot of the same stuff that Adams Morgan does," she said, referring to her previous neighborhood, which is renowned for its nightlife. "And we're on the Metro."

According to real estate website Redfin, 22 single-family homes and townhouses ranging in price from $400,000 to $1.475 million sold in NoMa in the last year. In the same time period, 39 condos sold, ranging in price from $297,700 to $875,000. Rent for a one-bedroom apartment in NoMa averages $2,600 per month, according to Silvana Dias, founder of the D.C.-based real estate firm Cupid.

Four current home listings range from a three-bedroom, three-bathroom row home for $750,000 to a historic home dating to 1900, now designed for multifamily use, for $1.85 million.

"I would say that your money goes pretty far in NoMa, even though it's so amenity-rich," Dias said. "I think my clients find that the space that they get in price per square foot is generous in NoMa, and a lot of the housing is newer, which is really appealing to a lot of people."

Kara McGrath, who moved into her NoMa row home in 2018, said that she's found an authentic neighborhood experience there, with close neighbors ranging from octogenarian longtime residents to Capitol Hill staffers in their 30s. As the owner of Paste & Rind Cheese Co., an artisan shop on H Street NE, she said she sometimes gets recognized as she walks around the neighborhood, although she added that her dog Olive, a pit bull mix, is the true local celebrity.

Now on the lookout for a new business location, McGrath said her ideal situation would be to stay in NoMa because of its broad demographic mix and steady flow of new retail and developments.

"We're in that phase of, 'Is there enough stuff for all the people that are moving here to keep them in that neighborhood,'" she said. "And I think that could be an interesting thing to be a part of."

Brophy, the BID CEO who moved to the neighborhood herself in 2021, said her organization has worked to keep the area attractive and fresh to locals and visitors. Shortly after she moved to NoMa and started in her position, the BID launched the Metropolitan Beer Trail, which maps out 11 breweries on the Metropolitan Branch Trail, which parallels the railroad tracks that bound the neighborhood and offers incentives and challenges for visiting them all. In late November, the trail was on track to hit 7,000 challenge participants — double the number from 2023.

"It was just a great example of us observing things happening in the neighborhood and saying, 'Hey, how can we really step in to use our resources to encourage this to grow and to help it grow?'" Brophy said.

Tarik Chase, who moved to NoMa in 2005, said he was drawn to the neighborhood then because of its location: almost exactly in the geographic center of D.C. In 2022, he opened Back to Life Physical Therapy, a business that affords him a seven-minute walking commute from home to work. Chase appreciates the stores, restaurants and green spaces that have sprung up around him in his 19 years in NoMa, but for him, the true value is being able to get everywhere he wants to go without owning a car.

"The proximity to the Metro and the ease of access, of just navigating the city from this area, is just unparalleled. And then the retail options are just the icing on the cake," he said. "For me, it just makes it the best neighborhood in the city."

Boundaries: Massachusetts Avenue to the south; North Capitol Street to the west; Union Station and its outgoing train tracks to the east (several southern blocks east of the train tracks are included); and Q and R streets to the north.

Transportation: NoMa is served by the NoMa-Gallaudet/New York Ave and Union Station Metro stops, both on the Red Line. The 96 and D4 buses also stop within the neighborhood.

Schools: Langley Elementary School, McKinley Middle School, Dunbar High School, Walker Jones Education Campus.

ILLUSTRATION BY LIA TIN FOR THE WASHINGTON POST

Need an expert on capybaras, narwhals or any weird critter? Find a first-grader.

BY KATE MORGAN

Juliana Mancinelli is 4, and she has gotten rather good at educating adults about a critically endangered Mexican salamander. The New Jersey preschooler's favorite animal is the axolotl, an amphibian that grows to be around nine inches long and, unlike other salamanders, never loses the frilly, external gills that frame its face. This year for Halloween, Juliana's grandmother sewed her an axolotl costume. Most parents were confused, but Juliana's fellow kids knew exactly what she was.

That's because, in kids' world, the axolotl is a celebrity. It's tough to pinpoint the animals' pop culture nexus. They've been popular on social media since at least the mid-2010s, and there was a major spike in popularity in 2021 after the video game "Minecraft" introduced them to the platform. Now, it seems, they're everywhere: in the form of plush toys, children's books, fashion and decor.

But the axolotl is only the latest creature to charm kids and mystify their millennial and Gen X parents. When it comes to kid culture, new animals come into vogue all the time: If you know a child between preschool and puberty, the odds are good that at some point they've been especially enamored with alpacas, sloths, narwhals, highland cows or capybaras.

And though recent trends skew toward the offbeat or obscure (take, for example, the microscopic tardigrade, also known as the "water bear"), there are certain qualities that increase an animal's chances at popularity. It may come as no surprise, says Karri Neldner, a developmental psychologist at the University of Western Australia, that cuteness helps.

"We're attracted to animals that have large, wide-set eyes and little noses," she says. "That's something humans in general gravitate toward, because it's an evolutionary mechanism for us to be attracted to infantile things."

Popularity can also be boosted by anthropomorphism — "a term for when we assign human characteristics, emotions and behaviors to animals," Neldner adds. Part of the appeal of the axolotl, or a small marsupial called the quokka, she explains, is that it's easy to assign them positive human feelings. Both animals have facial features that resemble a perpetual smile.

Anthropomorphism is ubiquitous in kids' media, Neldner says. The animated television show "Bluey," for example, features a family of Australian cattle dogs that are "highly anthropomorphized," according to Neldner. "They have jobs and wear clothes and have conversations. And the parenting styles are just like human parenting styles." In 2023, "Bluey" was the second-most-watched program in the United States across all categories; not just children's shows.

Rebecca Yoshizawa, a sociologist at Kwantlen Polytechnic University in Canada, says kids are also drawn by an attribute called "nonhuman charisma."

"We like things that seem playful," she says. Yoshizawa points to Moo Deng, the young pygmy hippo born at a Thai zoo that has become an internet sensation. "Moo Deng is the perfect example of nonhuman charisma," she says. "She's just real roly-poly and seemingly has zero worries. Her behavior seems really closely aligned with the modern conceptualization of Western childhood: She's just out there having fun."

Trends are catching on faster than ever among young people, says Sharon Price John, CEO of plush toy company Build-A-Bear Workshop.

"Kids have always been on the edge of trends, but back in the day, it had to happen by word of mouth," she says. "Now, things move more quickly because of social media and TikTok and their ability to share ideas with each other."

CONTINUED ON NEXT PAGE

LAUREN DECICCA/GETTY IMAGES

Moo Deng, a pygmy hippo, splashes in a bucket of water in her enclosure in Thailand on Nov. 11.

BENJAMIN CREMEL/AFP/GETTY IMAGES

A dachshund takes part in the Christmas Hyde Park Sausage Walk in London.

ROY ROCHLIN/GETTY IMAGES FOR EMPIRE STATE REALTY TRUST

From left, TV characters Muffin, Bluey and Bingo visit the Empire State Building in November.

ISTOCK

A brown capybara sits by a lake. The animal's cuteness made it a prime subject to become beloved by children.

FROM PREVIOUS PAGE

At Build-A-Bear, John says, her team solicits feedback from in-person shoppers and closely monitors social media trends so they can jump on the next popular animal quickly. They introduced an axolotl in 2021 and were quick to roll out a capybara — the world's largest rodent — this year.

"The capybara was one you could see coming," John says. "It was starting to get a lot of play on TikTok, and by the time we came out with the capybara, it had really gotten to be a much bigger thing. Twenty years ago, you could watch a trend roll across the country, from the coasts inward. Now, it's nearly like a flash fire."

And when a new kid trend takes off, it's instantly everywhere, says Adrienne Appell, executive vice president of marketing communications for the Toy Association, a trade group with close to 1,000 member companies. "Production cycles have gotten shorter and shorter, so you're able to follow the trends and bring something to market fairly quickly," she says. "It's not just about a plush or a toy. You'll see something permeate the culture: That trendy animal goes viral, and then it's in room decor and fashion, and it's popping up all over."

Trends, of course, come and go. But the experts say some animals — raccoons, monkeys, owls and bears, to name a few — are mainstays. And dinosaurs, they agree, never go out of style. Unlike other stylish animals, kids can't adopt a dinosaur as a pet or visit one at a zoo. And that, Yoshizawa says, may be precisely what makes them so timelessly popular.

"Children live in a fantastical world," she says. "In the case of dinosaurs, all we have is their bones, so there's a lot of space to fill in there, and it gets filled in by imagination. That's really inviting, and it really appeals to our sense of what children should be doing, which is being playful and imaginative."

As for what's up next, John says frogs are having a moment. And while dogs are perpetually popular, some specific breeds are getting a lot of attention. "One that's been all over the internet is the dachshund," she says. "On TikTok, there are all these people dressing up their dachshunds. And the other is the French Bulldog, and they're just hilarious."

What's certain, Neldner says, is that the next trend won't start because of anything a company releases. Even though ideas spread faster now, they still tend to start with one kid who loves a weird animal. "What's underestimated in kids is peer-based learning," she says. "You see this across school communities. If one kid brings in a special interest in an animal like the axolotl, in the next few weeks many, many kids are going to know about the axolotl, and they're all going to think it's cool."

ILLUSTRATION BY TWINKEL ACHTERBERG FOR THE WASHINGTON POST

Baby-naming is a modern obsession — and can lead to drama

BY CAITLIN GIBSON

A few years ago, Sophie Kihm, a baby name expert and consultant in Chicago, was working with an expectant mother to curate a selection of possible baby names. Kihm's client wound up settling on two relatively distinct top choices: Winter, for a girl; Bowen, for a boy. The client shared her chosen names with a few friends before her son (Bowen) was born.

When the client later became pregnant with her second child, a girl, she was thrilled to have the chance to name her daughter Winter. But then one of her friends announced that she was also expecting a daughter — and planned to name her Winter.

Kihm's client was bereft. From her perspective, "the name was effectively stolen from her," Kihm says.

Over a decade of working with clients, Kihm — who is also a perinatal therapist and the editor in chief of the baby name website Nameberry — has encountered innumerable variations of naming conflicts: The expectant mother who was dead set on Henry, until one of her best friends unknowingly gave the name to *her* newborn son first. Another client said she had always loved the name Isla and was heartbroken when her cousin used it (but when the client herself became pregnant years later, she decided to name her child Isla anyway.) Truly flagrant name theft is less common, Kihm says — though jaw-dropping accounts abound in Reddit forums and advice columns — but she's counseled parents through scenarios that feel somewhat theft-adjacent: "Like, 'Oh, I really loved the name Riley, and my sister knew that, but she named her daughter Kiley, so can I still use the name Riley?'" she says. "These types of issues come up a lot."

Caring about baby names isn't new. But caring *this* much, especially when the duplication of names is concerned, is a modern development. Before the Social Security Administration started publishing baby name popularity data in 1998, there was no real way for parents to know what other parents were naming their kids, beyond an anecdotal awareness of seven Stevens in a kindergarten class. But now there is copious data, along with naming websites and internet forums filled with parents searching for the perfect name. An industry of experts and consultants has emerged to offer professional guidance. Social media means more parents are likely to announce a new arrival before a vast online audience. Combine all this with the pressure to identify the unicorn of names — one that feels singular and special but still acceptable and pronounceable — and it can feel more consequential if someone else uses the name you chose.

But not so long ago, encountering the same names in a community or a family was not nearly as big of a deal. Kihm notes that in 1950, more than 23 percent of baby girls, and more than 33 percent of baby boys, were given a top 10 name. That started changing in the 1960s, she says, with the rise of countercultural movements, and the number of babies with top 10 names has since plummeted: "People are very concerned these days with choosing a name that is unique, something that feels individual to their child."

But when everyone is seeking that same aesthetic, it's harder to actually be original.

"A lot of people will tell me, 'Oh I love unique names, and then the names that they're talking about are all in the top 150," Kihm says. "If you have mainstream taste, you're especially likely to be choosing the same names as your social circle."

And even if a name is truly uncommon, someone else still might choose it — as was discovered by Lindsay, a mom of a toddler in Massachusetts who spoke on the condition that she be identified by only her first name to discuss a sensitive family situation. Lindsay had always loved the name Seraphina, even before she met her husband. When she became pregnant with their daughter, they didn't plan to share the name until the baby was born. But then the topic of baby names came up at a family holiday gathering, and Lindsay's sister-in-law suddenly announced that if she ever had a daughter, she would name her Seraphina.

"I just couldn't believe she said that," Lindsay says. "I talked to my husband, and we felt like we should tell his sister that that's what we had planned on naming our daughter, and ask if it would bother her. I didn't want to seem like a name stealer." Luckily, the sister-in-law gave her blessing.

Colleen Slagen, a baby name consultant in Boston, says this kind of communication is the key to preventing lasting damage to a relationship.

"Have the conversation, and decide your stance," she says. "Be prepared that the conversation could go really well or not well, and what are you going to do based on the information you get? Think through what the possible scenarios are going to be."

As awkward as that talk might be, skipping it could be far worse. Maria Reppas, a mom in Virginia, says she saw one of her closest friendships dissolve after a baby name dispute more than a decade ago. Reppas and her friend had been close since high school, and the friend had known Reppas's favorite baby name — a gender-neutral option that she hoped to one day use for her first child.

The friend became pregnant when the two were in their early 30s, and "I was genuinely thrilled," Reppas says. Her friend was evasive when asked about possible names, and Reppas respected her privacy. But after the friend gave birth, she called Reppas to share the news — and casually announced that she'd given her daughter the very name that Reppas had always loved.

"I was stunned," Reppas says. "I didn't know how to respond, just thinking, 'This is something I was really clear about, it's something I

SEE NAMES ON 11

THE WASHINGTON POST · THURSDAY, JANUARY 2, 2025

NAMES FROM 10

wanted, and you've taken it, and you're acting like nothing is wrong.'"

Their friendship had been suffering from simmering issues for years, Reppas says, but the name was the final straw.

"It sounds so petty and so shallow — nobody owns a name, right?" Reppas says. "But if she had just asked me, if she had acknowledged it ... it would have been nice to have had a heads-up."

The realm of baby name conflicts is filled with nuance and ambiguity, and in most cases, Kihm advises her clients to prioritize a relationship over a name: "My brother is named Charlie, and my mom's best friend named one of her sons Charlie after my brother was born," she says. "It is not an issue today. Would you sacrifice a relationship like that over a name?"

But there are other circumstances when the use of a name carries far more emotional weight — particularly when grieving parents are involved.

Beth, a mother of four who spoke on the condition that she be identified by only her first name to discuss a sensitive family story, lost one of her children as an infant in 2011. A few years ago, she and her husband learned that one of the husband's cousins was expecting a baby and planned to use the same name as their son who had died. (The two families also share a last name, Beth notes.)

Her husband spoke to his cousin, who subsequently decided to use a different first name. "The more I thought about it, the more I realized that I would be uncomfortable spending holidays with [the cousin's child] when my own dead son with the same name wasn't there," Beth says. "It was just too painful to think of having the same name around for the rest of my life."

Name conflicts can also be especially fraught when cherished family names are concerned, particularly when multiple people wish to honor the same relative. Slagen has confronted this scenario with prospective parents before: "Those situations can get really tricky," she says. "When multiple siblings or cousins want to use [a family name], I think in that case it's kind of first come, first served."

Jennifer, who spoke on the condition that she be identified by only her first name to discuss a sensitive topic, found herself caught in the midst of such a dispute in her family, where she grew up as one of 50 grandchildren of a deeply beloved grandmother.

"Both my sister and one of my cousins had my grandmother's name as a middle name," Jennifer says. Both hoped to pass the name along to future daughters: "So they had a pact when they were teenagers, that whoever had a child first would get to use that name."

When Jennifer's sister eventually had a daughter, she did just that. But a few years later, the cousin also had a daughter, and gave her their grandmother's name, too.

"My sister was just very upset; she was really out of sorts and angry," Jennifer says. "But you can't expect a teenage pact to be held for all these years." When the cousin shared the birth announcement on their family's website, Jennifer left a pointed comment offering her congratulations and praising the name honoring their grandmother. To her sister, Jennifer says, it felt like Jennifer was siding with their cousin.

But those sore feelings have ebbed over time, Jennifer says — at least to some degree.

"My sister eventually forgave our cousin," Jennifer says. "Not sure she ever forgave me."

CASE Architects & Remodelers

Balance.
Harmony.
Beauty.

Our ultimate pursuits. Whether you are considering an outdoor oasis, a food lover's kitchen, or an owner's suite.

The CaseStudy®

Since our first renovation over 60 years ago, we've been a team of visionaries. Our unique approach to the remodeling process begins with The CaseStudy®. We guide you through every step, using 3D renderings to bring new possibilities to light. At every phase, we'll maintain strict attention to time and to budget. All backed by our 5-year workmanship warranty. Because home is the one place in the world that is yours.

CaseDesign.com
MD 301.755.9855
VA 703.343.9800
DC 202.873.2020

Our commitment to providing a safe, healthy, and respectful worksite and experience.

MD MHIC #1176 | VA # 2701039723 | DC # 2242

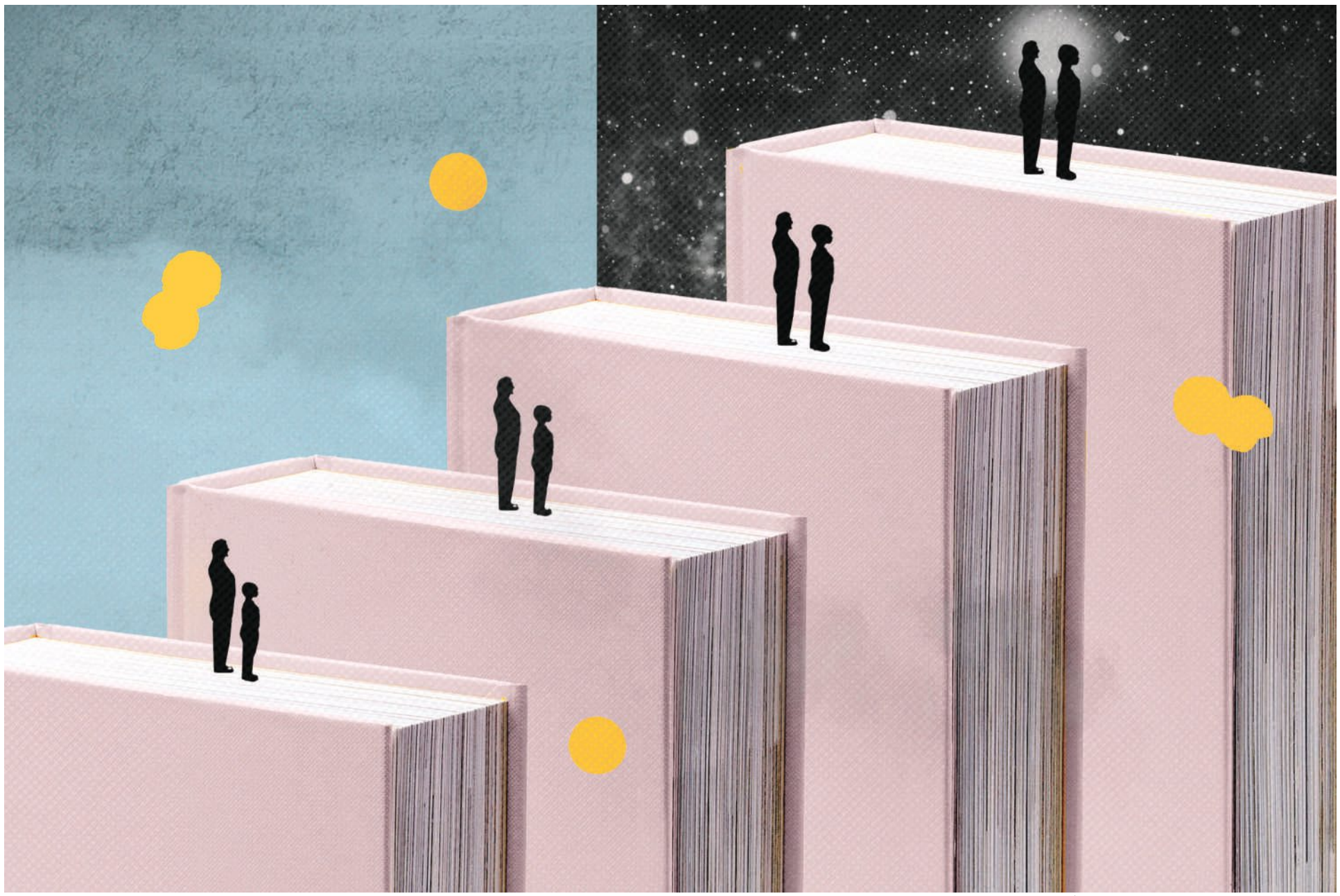


ILLUSTRATION BY MARÍA ALCONADA BROOKS/THE WASHINGTON POST; ISTOCK

ON PARENTING

My 11-year-old son hates reading. How do I change his mind?

BY MEGHAN LEAHY

Dear Meghan: My 11-year-old son is a very reluctant reader and says he hates reading. He will grudgingly read (and reread) graphic novels, but we struggle to get him to develop a reading habit or read anything even remotely challenging.

As he moves into middle school, we want him to expand beyond non-graphic novels. How do we encourage reading and cultivate the habit?

— Read

Read: Other than his reluctance, you don't mention any red flags with his grades or falling behind his peers in class. So I'm left to determine whether this is a "parental worry" issue, the start to true reading resistance (and future challenges in school) or a combination of both.

If there are no problems at school or anywhere else in your son's reading life, you may have to look at your messaging. You can absolutely love reading and value its place in your family, but I don't recommend pushing it too hard on your son. We are all allowed to have our preferences, including your son. If the potential struggle is simply that you want him to love reading more, work with letting that expectation change.

As a former English teacher, the first thing I think when I hear, "I hate reading" is "something about it is hard for me." Whether there is something diagnosable, I don't know, but it's often the case that children who "hate" reading have more than just preferential issues. There can be a wide array of issues that could be hiding in plain sight, including focus and executive functioning issues, dyslexia and eyesight problems. And when there are invisible disorders afoot, children assume they are "lazy," "stupid" or "not trying hard enough," so they quit or stick to what they know. Before we assume that he just doesn't want to read, talk to his current and former teachers about his reading skills.

As for his preferred reading material, I only wish graphic novels were as prevalent when I was growing up! Aside from the beautiful artwork, the writing can be just as provocative and elevated as many novels and, in many ways, more thoughtful. Word choice is paramount when you can't write paragraph after paragraph! I would lean into the reading (and rereading) of the graphic novels. There are entire sections of graphic novels in bookstores and libraries, so choose something and read it together. Sharing an interest with your son is one of the fastest ways of understanding his point of view. It may also glean some information on his resistance to reading.

I'm also a big fan of audio books (which are offered through apps like Audible and your local library), and you can listen to books together as a family. Anything that interests your son, like sports and cooking, is available in an age-appropriate audio book, so investigate whether this is an option.

Finally, if your gut is telling you that his resistance is spelling trouble for his future, a great tutor could be a wonderful resource. Check with his reading teacher for their recommendations. Be sure to use someone who understands and appreciates graphic novels and will use them in helping your son branch out. They are a beautiful genre and should be appreciated as reading materials. Good luck.

Send parenting questions to Leahy at *onparenting@washpost.com*.

Home Sales

DISTRICT OF COLUMBIA

These sales data recorded by the D.C. Office of Tax and Revenue were provided by Black Knight Inc.

NORTHEAST

Alden Pl., 3321, $389,900.
Ava Way, 414, $675,000.
Capitol St. E., 3930, $355,000.
Clay St., 4615, $499,900.
Eckington Pl., 1625, No. 714, $400,000.
Franklin St., 32, $915,000.
Holbrook Terr., 1250, $828,100.
Jackson St., 1202, No. 101, $500,000.
Just St., 5084, $440,000.
Kennedy St., 761, $435,000.
Maryland Ave., 1305, $1.03 million.
Montana Ave., 1508, $645,000.
Queen St., 1511, $375,000.
Sargent Rd., 4945, $665,000.
Second St., 11, No. 305, $308,000.
Seventh St., 4016, $635,000.
13th Pl., 2322, $725,000.
18th St., 623, $400,000.
31st Pl., 2759, $410,000.
47th St., 557, $497,000.

NORTHWEST

Arkansas Ave., 4910, $900,000.
Benton St., 3920, $1.26 million.
Buchanan St., 1128, No. 3, $714,000.
Cathedral Ave., 2735, $3.3 million.
Cleveland Ave., 3209, $2.77 million.
Connecticut Ave., 4111, No. B001, $720,000.
Devonshire Pl., 2737, No. 428, $495,000.
F St., 912, No. 1100, $725,000.
Florida Ave., 1827, No. 204, $555,000.
Garrison St., 4531, $1.99 million.
Geranium St., 806, $550,000.
I St., 920, No. 604, $700,000.
Kalmia Rd., 1130, $925,000.
Kansas Ave., 5604, $648,810.
Kilbourne Pl., 1756, $799,990.
Linnean Terr., 5168, $1.46 million.
Marietta Pl., 712, No. 302, $272,500.
Military Rd., 4121, $600,000.
Morton St., 783, No. 12, $1.05 million.
Nebraska Ave., 5136, $1.12 million.
Observatory Cir., 49, $2.5 million.
Pennsylvania Ave., 2600, No. 502, $960,000.
Q St., 1615, No. 203, $536,000.
R St., 31, $1.4 million.
Rhode Island Ave., 1306, No. 2, $817,000.
S St., 1451, No. 2, $1.66 million.
Scott Cir., 1, No. 610, $280,000.
Somerset Pl., 532, $656,000.
Taylor St., 1343, $730,000.
V St., 1013, No. 3, $835,000.
Verplanck Pl., 4500, $1.85 million.
Westover Pl., 4326, $1.22 million.
First St., 5319, $749,500.
Second St., 6740, $508,000.
Fifth St., 6605, $722,500.
Eighth St., 5315, $469,615.
11th St., 1404, No. 202, $465,500.
14th St., 1529, No. 406, $1.06 million.
16th St., 1108, No. PH701, $1.97 million.
18th St., 2305, No. 402, $499,900.
25th St., 1010, No. 610, $222,500.
34th St., 1238, $1.25 million.
45th St., 1816, $3.4 million.

SOUTHEAST

Bass Pl., 4701, $369,235.
Burns St., 825, $419,900.
Central Ave., 5557, $424,900.
Dubois Pl., 4408, $525,000.
F St., 5106, No. 6, $160,000.
G St., 1101, $880,000.
Hartford St., 2207, $400,000.
Howard Rd., 1437, $565,000.
L St., 37, No. 1001, $625,000.
Monteria Ct., 853, $425,000.
Pennsylvania Ave., 1391, No. 518, $430,000.
Savannah St., 234, $335,000.
V St., 1619, $649,950.
Yuma St., 868, $370,800.
Eighth St., 322, $1.5 million.
15th St., 270, No. 402, $765,000.
23rd St., 3462, $220,000.
56th Pl., 111, $310,000.

SOUTHWEST

Elmira St., 174, $447,000.
N St., 383, No. 95, $752,000.
Fourth St., 629, $1.21 million.

MONTGOMERY COUNTY

These sales data recorded by the Maryland Department of Assessments and Taxation were provided by Black Knight Inc.

ASPEN HILL AREA

Bayne St., 4516, $540,000.
Crispin Way, 13405, $675,000.
Keating St., 13424, $494,000.
Thistlebridge Dr., 15622, $1.15 million.

BETHESDA AREA

Adelaide Dr., 9308, $980,000.
Ben Avon Rd., 7509, $1 million.
Carmichael Ave., 6911, $2.1 million.
Fairfield Dr., 4540, $1.27 million.
Hemlock St., 7604, $1 million.
Johnson Ave., 5923, $902,000.
Macarthur Blvd., 7205, $1.25 million.
Montauk Ave., 10017, $800,000.
Oakmont Ave., 5526, $1.15 million.
Pemberton St., 6705, $2.88 million.
Silver Linden St., 6841, $2.1 million.
Silver Linden St., 6875, $213,015.
Silver Linden St., 6939, $213,015.
Summer Mill Ct., 8008, $2.12 million.
Walton Rd., 5907, $747,000.
Westlake Terr., 7420, No. 1607, $500,000.

BOYDS AREA

Autumn Crest Rd., 14212, $770,000.

BROOKEVILLE AREA

Considine Dr., 18700, $520,000.

BURTONSVILLE AREA

Friendlywood Way, 2909, $880,000.
Van Horn Way, 3626, $417,000.

CALVERTON-COLESVILLE AREA

Carriage House Terr., 1603, No. F, $225,000.
Eldrid Pl., 12728, $662,500.
Randolph Rd., 910, $366,920.
White Oak Vista Dr., 1634, $555,000.

CHEVY CHASE AREA

Freyman Dr., 8523, $826,000.
Ross Rd., 2708, $699,000.
Wisconsin Ave., 5630, No. 603, $2.2 million.

CLARKSBURG AREA

Bluffwood Terr., 12233, $585,000.
Clarksburg Square Rd., 13051, $311,910.
Clarksburg Square Rd., 13056, $656,835.
General Store Dr., 23618, $618,000.
Griffin Cir., 12961, $917,430.
Juniper Blossom Pl., 12339, $925,000.
Orchard Oriole Aly., 22165, $784,355.
Robin Song Dr., 23309, $1.05 million.

CLOVERLY-EDNOR AREA

Aylesbury St., 15317, $540,000.
Soapstone Lane, 325, $790,000.

DAMASCUS AREA

Gue Rd., 9113, $460,000.
Sir Jamie Terr., 26405, $202,370.

DERWOOD AREA

Buena Vista Dr., 15829, $770,000.
Frontenac Terr., 16713, $688,000.
Tarpley Dr., 7532, $720,000.

FOUR CORNERS-BURNT MILLS AREA

Bradford Rd., 8539, No. 9-6, $376,000.
Franklin Ave. E., 203, $660,000.
Lanark Way, 502, $450,000.
Melbourne Ave., 110, $380,000.
Sudbury Rd., 9200, $800,000.

GAITHERSBURG AREA

Centerway Rd., 8921, $385,000.
Duvall Lane, 134, No. 220-T4, $215,000.
Hummingbird Terr., 9222, $220,000.
Mountain Laurel Terr., 18532, $495,000.
Raven Ave., 753, $575,000.
Sweet Autumn Dr., 18502, No. 202, $240,000.
Windjammer Way, 1806, $430,000.

GAITHERSBURG-NORTH POTOMAC AREA

Booth St., 106, No. 14, $379,000.
Community Center Ave., 326, $660,000.
Dingwell Way, 12119, $1.26 million.
Game Preserve Rd., 11220, $743,000.
Keeneland Cir., 14629, $430,000.
Lynette St., 418, $396,000.
Orchard Ridge Dr., 912, No. 100, $469,000.

SEE **HOMES** ON **2**

Retropolis

Stories of the past, rediscovered.
washingtonpost.com/retropolis

The Washington Post

S0129-5x3.75

Home Sales

HOMES FROM 1

Quince Orchard Blvd., 786, No. P1, $209,000.
Summer Walk Dr., 719, $1.05 million.

GERMANTOWN AREA
Alderleaf Dr., 12926, $360,000.
Brookmead Dr., 14413, $559,000.
Crosstie Dr., 13838, $325,000.
Highstream Dr., 18980, No. 820-M, $385,000.
Millhaven Pl., 13111, No. 4-C, $362,000.
Scarlet Mist Way, 13201, $625,500.
Sparkling Water Dr., 18707, $305,000.
Teakwood Cir., 19732, No. 61, $355,000.

KENSINGTON AREA
Decatur Ave., 4003, $425,000.
Madison St., 11014, $946,000.
Wildwood Rd., 10105, $800,000.

LAYTONSVILLE AREA
Lochaven Dr., 8600, $1.04 million.
Watkins Rd., 9430, $690,000.

MONTGOMERY VILLAGE AREA
Brassie Pl., 19727, $538,920.
Cheryl Forest Ct., 9733, $795,950.
Highland Hall Dr., 20667, $510,000.
Montgomery Village Ave., 18958, $285,000.
Ridgeline Dr., 10016, $216,000.
Vineyard Haven Terr., 20704, $599,000.
Wayridge Dr., 10632, $515,000.

NEW HAMPSHIRE ESTATES-HILLANDALE AREA
Parham Rd., 1615, $535,000.

NORBECK-LAYHILL AREA
Ashmont Ct., 15, $480,000.
Bennett Rd., 14204, $615,000.
Denley Pl., 2826, $430,000.
Forest Edge Dr., 3501, No. 14-1E, $199,000.
Glade Dr., 15101, No. 10-3G, $270,000.
Hewitt Ave., 3236, No. 4-2-A, $217,000.
Hugo Ct., 8, $505,000.
Interlachen Dr., 15101, No. 1-810, $239,000.
Leisure World Blvd. N., 2921, No. 1-223, $168,000.
Leisure World Blvd. N., 3310, No. 429, $150,000.
Littleton St., 12844, $540,000.
Summer House St., 3613, $635,000.

OLNEY AREA
Clovercrest Cir., 18507, $500,000.
Gallagher Way, 17509, $450,000.
Princess Anne Dr., 17513, $706,000.
Woodgate Pl., 18634, $1.41 million.

POTOMAC AREA
Beekman Pl., 11805, $1.92 million.
Bridle Lane, 10405, $2.02 million.
Falls Chapel Way, 8740, $960,000.
Joiners Lane, 10405, $1.51 million.
Masters Dr., 7201, $1.69 million.
River View Dr., 11222, $2.65 million.
Swains Lock Rd., 10815, $1.78 million.
Turnberry Dr., 9461, $1.43 million.

ROCKVILLE AREA
Anderson Ave., 735, $625,000.
Braxfield Ct., 12411, No. 536, $205,000.
Diamond Cove Terr., 15305, No. 7-J, $374,990.
Galena Rd., 12001, $625,000.
Grosvenor Pl., 10101, No. 1704, $304,900.
Hampton Mill Terr., 10819, No. 613, $435,000.
Lincoln St., 510, $435,500.
Maryland Ave., 38, No. PH601, $490,000.
New Mark Esplanade, 142, $570,000.
Old Club Ct., 5, $1.21 million.
Old Georgetown Rd., 11750, No. 2511, $280,000.
Ridgemont Ave., 401, $950,000.
Swat St., 14931, $856,105.
Topping Rd., 4805, $500,000.

SENECA PARK-CEDAR GROVE AREA
Bunyan Cir., 21314, No. 189, $495,000.
Drumcastle Ct., 43, $449,500.
Gateshead Cir., 19901, No. 31, $315,000.
Herefordshire Way, 11400, $290,500.

SILVER SPRING AREA
Blair Mill Rd., 1220, No. 208, $258,000.
Eastern Ave., 7923, No. 405, $379,000.
Sussex Rd., 11, $835,000.

TAKOMA PARK AREA
Forston St., 803, $430,000.
Lincoln Ave., 500, $750,000.
Westmoreland Ave., 6710, $915,000.

TWINBROOK AREA
Grandin Cir., 16, $525,000.
McIntyre Rd., 601, $550,000.

WHEATON AREA
Arvin St., 2704, $575,000.
Douglas Ct., 2305, $485,000.
Huntley Pl., 10600, $635,000.
Leesborough Cir., 11704, $525,000.
Windham Lane, 1700, $532,500.

PRINCE GEORGE'S COUNTY

These sales data recorded by the Maryland Department of Assessments and Taxation were provided by Black Knight Inc.

ACCOKEEK AREA
Manning Rd. W., 16000, $191,000.
Tortola Dr., 16703, $465,000.

ADELPHI AREA
East West Hwy., 1417, $350,000.
Metzerott Rd., 1836, No. 1221, $185,000.
Riggs Rd., 6121, $500,000.

BELTSVILLE AREA
Brandon Lane, 4802, $503,000.
Cherry Hill Rd., 11200, No. 49, $224,000.
Cherry Hill Rd., 11360, No. 1YOU3, $235,000.
Quimby Ave., 4706, $300,000.
Shoal Creek Terr., 12607, $670,000.

BOWIE AREA
American Chestnut Rd., 12138, $584,990.
American Chestnut Rd., 12211, $499,900.
Clover Hill Terr., 14516, $597,000.
Glenn Dale Rd., 4214, $600,000.
Idlewild Dr., 13409, $390,000.
Lakeford Lane, 5428, $725,000.
Maiden Dr., 11109, $582,500.
Millstream Dr., 12718, $261,160.
Orangewood Lane, 4500, $440,000.
Race Horse Lane, 8009, $710,000.
Stafford Lane, 12407, $415,000.
Vista Gardens Dr., 10713, $440,000.

BOWIE-MITCHELLVILLE AREA
Alameda Dr., 15711, $525,000.
Fife Way, 16521, $520,085.
Glen Lake Dr., 606, $627,890.
Nemeth Lane, 2910, $604,690.
Penn Manor Lane, 15902, $455,000.
Summit Point Blvd., 319, $669,300.

BRANDYWINE AREA
Big Huntingdon Lane, 5504, $842,480.
Bittercress Lane, 8402, $369,990.
Red Clay Ct., 8406, $469,990.
Ring House Rd., 14977, $503,530.

Try new foods

Search our database of tested recipes by ingredient or name.
washingtonpost.com/recipes

The Washington Post

S0115-2x5.25

The Washington Post Jobs

FEATURED EMPLOYERS SPOTLIGHT

JOBSEEKERS: Washington Post Featured Employers are D.C.'s largest and most prominent organizations. They include employers across a range of industries, like IT, accounting, healthcare, and government, and are hiring candidates today! This spotlight showcases a small sample of our Featured Employers, allowing you to learn about each company and some of the thousands of jobs they are currently hiring for. Check out the FE Spotlight each Sunday to discover new D.C. area companies.

HOW TO APPLY: To view a complete list of our Featured Employers' job listings, visit www.washingtonpost.com/jobs. To register online, create a job seeker profile and upload your resume visit washingtonpost.com/resume.

EMPLOYERS: Searching for talent? Join some of D.C.'s top companies on the area's #1 job board. Washington Post Jobs has over 1.5 million registered online jobseekers across a variety of industries, occupations and career levels. Washington Post Jobs' Featured Employer packages offer a valuable and unique way to source qualified candidates. Become an FE today and leverage the power of Washington Post media. Contact your Jobs account rep and call 202-334-4101.

Featured Employers of The Week

Adventist HealthCare

Healthcare–*We are a faith-based healthcare organization, based in Montgomery County, Maryland. We are the largest employer in Montgomery County with over 6,000 employees! Our comprehensive approach to caring for our community includes three acute-care hospitals – Shady Grove Medical Center, White Oak Medical Center and Fort Washington Medical Center – as well as two Physical Rehabilitation hospitals, Outpatient centers, Imaging Centers, Urgent Cares, Home Care Services, Employer Health Programs and Physician Networks. We are…*

Pharmacy Inventory Tech, Day Shift, Pharmacy–*Silver Spring*
Adventist HealthCare's White Oak Medical Center is hiring a Pharmacy Inventory Tech for our Pharmacy in Silver Spring, MD who will embrace our mission to extend God's care through the ministry of physical, mental, and…

Assistant Nurse Manager (ANM), Day Shift, PACU–*Rockville*
Adventist HealthCare seeks to hire an experienced Assistant Nurse Manager for our PACU who will embrace our mission to extend God's care through the ministry of physical, mental, and spiritual healing. As an Assistant Nurse…

George Mason University

Education–*George Mason University is a university with three campuses, each with a distinctive academic focus that plays a critical role in the economy of its region. At each campus, students, faculty, and staff have full access to all the university's resources, while duplication of programs and support services is minimized through the use of technology. In addition to the main campus in Fairfax, the university has campuses in Arlington and Prince William Counties.*

Employee Relations Consultant–*Fairfax*
Department: Human Resources. Classification: Administrative Faculty. Job Category: Administrative or Professional Faculty. Job Type: Full-Time. Work Schedule: Full-time (1.0 FTE, 40 hrs/wk). Location: Fairfax, VA. Workplace Type: Hybrid Eligible Salary: Salary…

Assistant Director of Development–*Fairfax*
Department: Col of Visual and Performing Arts. Classification: Public Relations & Mktg Spec 3. Job Category: Classified Staff. Job Type: Full-Time. Work Schedule: Full-time (1.0 FTE, 40 hrs/wk). Location: Fairfax, VA. Workplace Type: Hybrid Eligible. Pay Band: 04…

Washington Metropolitan Area Transit Authority

Delivery and Transportation–*The Washington Metropolitan Area Transit Authority operates the second largest rail transit system and the fifth largest bus network in the United States. Safe, clean and reliable, "America's Transit System" transports more than a third of the federal government to work and millions of tourists to the landmarks in the Nation's Capital. Metro has earned a worldwide reputation for security and architectural beauty. WMATA is clearly the employer of choice for over 10,000 area residents. The Authority was created in 1967 by…*

Senior Vehicle Engineer (Rail)–
Join our team as a Senior Vehicle Engineer and take the lead in optimizing the performance and safety of our rail vehicle fleet. In this vital role, you will apply your expertise in railcar systems and engineering to tackle complex technical challenges…

Ridership Anlayst–*Washington D.C.*
Do you have a passion for public transit and public service? Do you want to help Metro understand how people use the system, what factors influence their travel choices, and how customers are impacted by fare, service, and regional policy proposals? Are you comfortable working…

Dewberry

Engineering–*Dewberry is a leading, market-facing professional services firm with more than 50 locations and 2,000 professionals nationwide. What sets us apart from our competitors are our people. At Dewberry, we seek out exceptional talent and strive to deliver the highest quality of services to our clients. Whether you're an experienced professional or a new graduate, you'll have the chance to collaborate with the best and brightest and work on innovative and complex projects at the forefront of the industry. Our commitment to excellence stems…*

Security Escort Field Team Lead–*Fairfax*
We are seeking a Field Team Lead to oversee and coordinate the daily activities of our on premise security escorts. In this role, you will serve as the primary point of contact for the security team members, ensuring tasks are covered, documented…

Senior Resilience Planner–*Fairfax*
Dewberry is seeking a Senior Resilience Planner to join our multi-disciplinary and action-oriented team (Fairfax office, other locations where a Dewberry office resides will be considered; hybrid-eligible). This position will support the Resilience Solutions Group at the intersection of planning, policy…

Westat

Research–*Westat, headquartered in Rockville, Maryland, near Washington, D.C., is an employee-owned research corporation serving agencies of the U.S. Government, state and local governments, businesses, and foundations. We conduct surveys and program evaluations, provide statistical research, and offer related services. Our multiproject environment provides career opportunities in health, energy, education, transportation, the environment, human services, and the workforce. We combine the relevant research area expertise…*

Experienced Field Medical Records Abstractor–*Rockville*
Westat is seeking to hire Experienced Field Medical Records Abstractors to work on-site at their assigned location for a data collection effort to abstract specific data items from hospital data. The primary role is to review medical…

Transportation Survey Data Processor (Hourly)–*Atlanta, GA*
Westat has immediate openings for part-time (20-30 hours) to full-time (40 hours) travel survey data processors to support our current state and national household travel surveys. Responsibilities will include: Reviewing Logic Checks…

American Speech-Language-Hearing Association

Associations–*The American Speech-Language-Hearing Association was founded in 1925. It is a not-for-profit scientific and professional association for speech-language pathologists, audiologists, and speech and hearing scientists. ASHA is committed to the consumers of our services, the more than 42 million Americans with communication disorders. ASHA's mission is to ensure that all people with speech-language, and hearing disorders receive quality services from well-educated professionals. The American Speech-Language-Hearing…*

Speech Language Pathologist–*New York City*
We are hiring in Carmel, NY! Join us at Easterseals NY- Carmel for an exciting career as a Part-Time Speech-Language Pathologist. Salary range: $50-70/hr Essential Job Functions: Evaluate communication skills to include: receptive language, expressive language, articulation…

Speech Language Pathologist–*New York City*
We are hiring in Bronx, NY! Join us at Easterseals NY Bronx Child Development Center for an exciting career as a Speech-Language Pathologist! Salary Range: $65,000-90,000 (depending on credentials and experience). Position Summary: Easterseals NY Bronx…

Fairfax County Government

Government and Public Services–*Fairfax County, Virginia is a diverse and thriving urban county. As the most populous jurisdiction in both Virginia and the Washington metropolitan area, the County's population exceeds that of seven states. The median household income of Fairfax County is one of the highest in the nation and over half of its adult residents have four-year college degrees or more educational attainment. Fairfax County also is home to an extensive commercial office market and is a major employment center. Fairfax County…*

Acquisitions Librarian (Librarian II)–*Chantilly*
Manages ordering of library collection materials and is the subject matter expert for acquisitions at the Fairfax County Public Library (FCPL).Understands managing and reporting on funds, works with Receiving staff and vendors to reconcile order and shipping issues with vendors, ensures…

Administrative Assistant III–*Annandale*
This is an exciting time to join Fairfax County Government as we shape racial and social equity policies in the county through the One Fairfax Policy. Using this framework, we intentionally consider equity when making policies or delivering programs and services. To learn…

Metropolitan Washington Airports Authority

Airport Operations/Management–*The Metropolitan Washington Airports Authority operates a two-airport system that provides domestic and international air service for the mid-Atlantic region. The organization consists of approximately 1,700 employees in a structure that includes central administration, airports management, and police and fire departments. In addition to operating Ronald Reagan Washington National and Washington Dulles International Airports, the Airports Authority is responsible for capital improvements at both airports and management of the Dulles Toll Road.*

Senior Contracting Officer (Engineering & Construction)-1–*Washington D.C.*
Compensation Grade: S21. Salary Range: $100,655.00-$145,951.00. Opening Date: December 18, 2024. As a Senior Contracting Officer (Engineering & Construction), you will perform and provide guidance…

Information Governance Program Manager Term–*Washington D.C.*
Compensation Grade: S20. Salary Range: $89,671.00-$130,023.00. Opening Date: December 18, 2024. Information Governance Program Manager Term: As the Information Governance Program Manager Term, you will work with…

Fairfax Water

Science–*Fairfax County Water Authority (Fairfax Water) is Virginia's largest water utility, serving one out of every five Virginians who obtain their water from public utilities. Nearly 1.5 million people in the Northern Virginia communities of Fairfax, Loudoun, Prince William and Alexandria depend on Fairfax Water for superior drinking water. That's 1.5 million friends, neighbors and family members. We don't need any other reason to demand the highest in water quality standards! Chartered in 1957 by the Virginia State Corporation Commission as…*

Accounts Payable Specialist I/II–*Fairfax*
Under general supervision of the General Accounting Supervisor, performs the day to day processing of accounts payable transactions for Fairfax Water. Examples of Duties: Reviews all invoices for appropriate documentation and distributes them…

Manager, Transmission–*Fairfax*
Oversees water storage tank water quality efforts including review of chlorine residual data and operation of residual control systems. Plans, coordinates, manages, and optimizes the operation and maintenance of the transmission.

Alexandria City Public Schools

Education–*Alexandria City Public Schools is one of the most diverse school systems in the country and we celebrate that diversity. Our students come from more than 80 different countries, speak more than 60 languages, and represent a rainbow of ethnic and cultural groups. They are economically diverse, but all are rich in that the residents of Alexandria are dedicated to ensuring that each and every one of them achieves success. The children of Alexandria have benefited significantly from the strong support of City Council and the Alexandria community…*

Elementary Teacher 4-5th Grade - General Pool (2024-25 SY)–*Alexandria*
The Elementary Teacher facilitates student success in academic and interpersonal skills by implementing district approved curriculum; documenting teaching and student progress/activities/outcomes…

Bus Driver - General Pool (2024-25 SY)–*Alexandria*
The Bus Driver transports students over scheduled routes and/or to/from special excursions; ensures vehicle is in safe operating condition; and ensures safety of students during transport, loading and unloading from…

The MIL Corporation (MIL)

Government Contractor–*Established in 1980, MIL provides innovative cyber, engineering, financial, and information technology services to the federal government. Our subject matter experts help advance customer operations through proven tools and methodologies. Dedicated to excellence, service, and support, MIL recognizes that sustained high-quality service delivery is a critical contributor to our success. We are recognized by our clients and industry professionals alike for our integrity, diligence, and expertise across our core service…*

Accounting Clerk II–*Lexington Park*
Clearance Required: Public Trust. Education Required: HS/GED. US Citizenship: Required. The MIL Corporation is seeking an Accounting Clerk II to support a Federal Government client at our Lexington Park, MD location. This position is with the…

Junior Management Analyst (Project Administrator I)–*Lexington Park*
Clearance Required: Ability to Obtain a Secret. Education Required: HS/GED. US Citizenship: Required. The MIL Corporation is seeking a Junior Management Analyst (Project Administrator I) to support a Federal Government…

AARP

Associations–*AARP is a nonprofit, nonpartisan, social welfare organization with a membership of nearly 38 million. Our aim is to disrupt preconceived notions about aging, turn goals and dreams into Real Possibilities, strengthen communities and fight for the issues that matter most to people 50-plus and their families; such as health care, employment security and retirement planning.*

Policy and Research Manager (Health Policy)–*Washington D.C.*
The Policy and Research Manager designs and conducts health policy research and analysis to support the development of AARP's public policy priorities and positions on health issues. Presents key findings and policy implications from…

Business Operations Associate–
The Business Operation Associate participates in a variety of administrative-level activities, projects, and programs in support of business unit or department initiatives. Provides financial budgeting and administrative support for a business unit or department. Collaborates with…

Capital One

Financial Services and Banking–*We Don't Only Think Big Things—At Capital One, We Do Big Things. You're dedicated to your career. You deserve professional satisfaction and personal fulfillment. You belong at Capital One. Here, every day brings another chance to do impactful work that matters: helping millions of customers confidently manage their money, building stronger communities and delivering truly disruptive tech. You'll give your all alongside some of the brightest, most resilient people in the industry—and in return, you'll enjoy the growth…*

TripleTree - Investment Banking Associate–*Bloomington, MN*
TripleTree is a trusted partner for mergers and acquisitions, recapitalizations, and strategic advisory services. As a leading healthcare investment bank, we are dedicated to continuous improvement…

Senior Manager, Ontology and Data Governance–*McLean*
The role of the Senior Manager of Ontology and Data Modeling is to develop, implement, and maintain enterprise ontologies in support of Capital One's Data Strategy. The Senior Manager of Ontology and Data…

Unlock a realm of career possibilities!

Find tailored job opportunities at
WashingtonPostJobs.com

Visit washingtonpost.com/jobs to view complete details and to apply to these and thousands of other listings.

3DAYBLINDS®
YOU'LL LOVE THE TREATMENT

Custom Blinds, Shades, Shutters & Drapery

Ask us what we are doing to keep you safe

Motorized Shades Available

***HURRY!** Limited Time Offer!*

Buy 1 Get 1

50%* **OFF**

on Custom Blinds, Shades & Drapery

PLUS

FREE

In-Home Design Consultation

45 YEARS

BBB. A+ ACCREDITED BUSINESS

Call Today & SAVE!

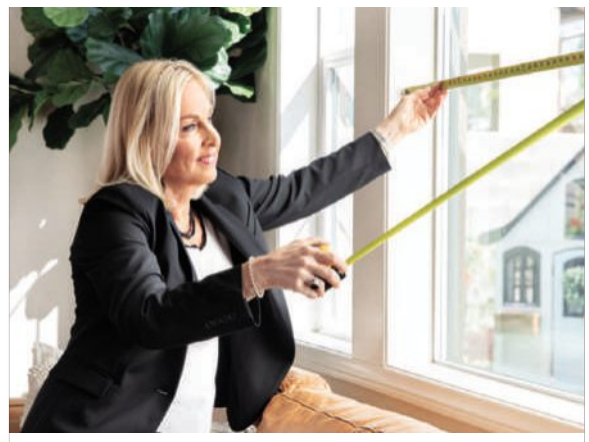
Call To Schedule

1-855-781-7525

or visit **www.3DayOffer313.com**

WE BRING THE SHOWROOM TO YOU!

We **DESIGN,** We **MEASURE,** We **INSTALL,** You **RELAX!®**



Personalized Experience | Fast Service | Trusted Brand

***Offer valid on 3 Day Blinds brand products only, excluding shutters and special orders. Buy 1 qualifying window covering and receive the 2nd qualifying window covering of equal or lesser value at 50% off! Offer excludes installation, sales tax, shipping and handling. Not valid on previous purchases or with any other offer or discount. **Offer Code BGXB. Expires 12/31/25.**

State Contractor and Home Improvement Licenses: Arizona 321056. California 1005986. Connecticut HIC.0644950. New Jersey 13VH09390200. Oregon 209181. Pennsylvania PA107656. Tennessee 10020. Washington 3DAYBDB842KS. County Licenses: Nassau County, NY H0107310100 Rockland County, NY H-12401-34-00-00. Licensed through Great Windows Services, LLC: Virginia 2705172678. West Virginia WV061238. Various City Licenses Available Upon Request. © 2024 3 Day Blinds LLC.